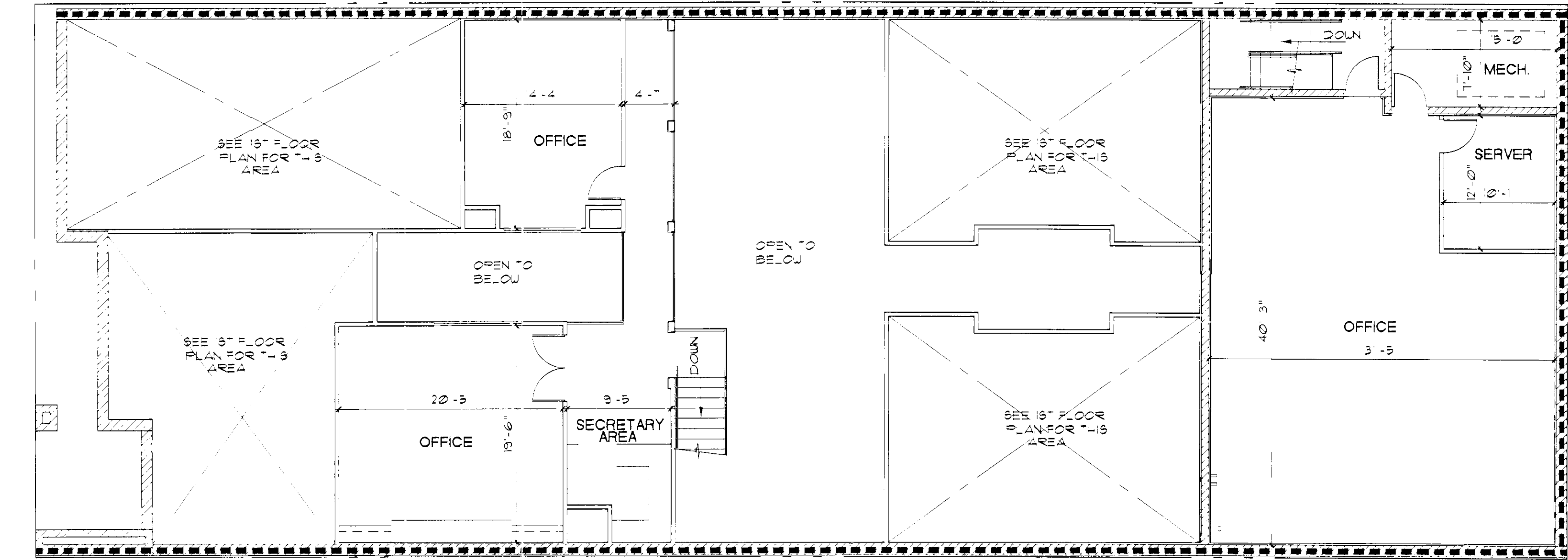
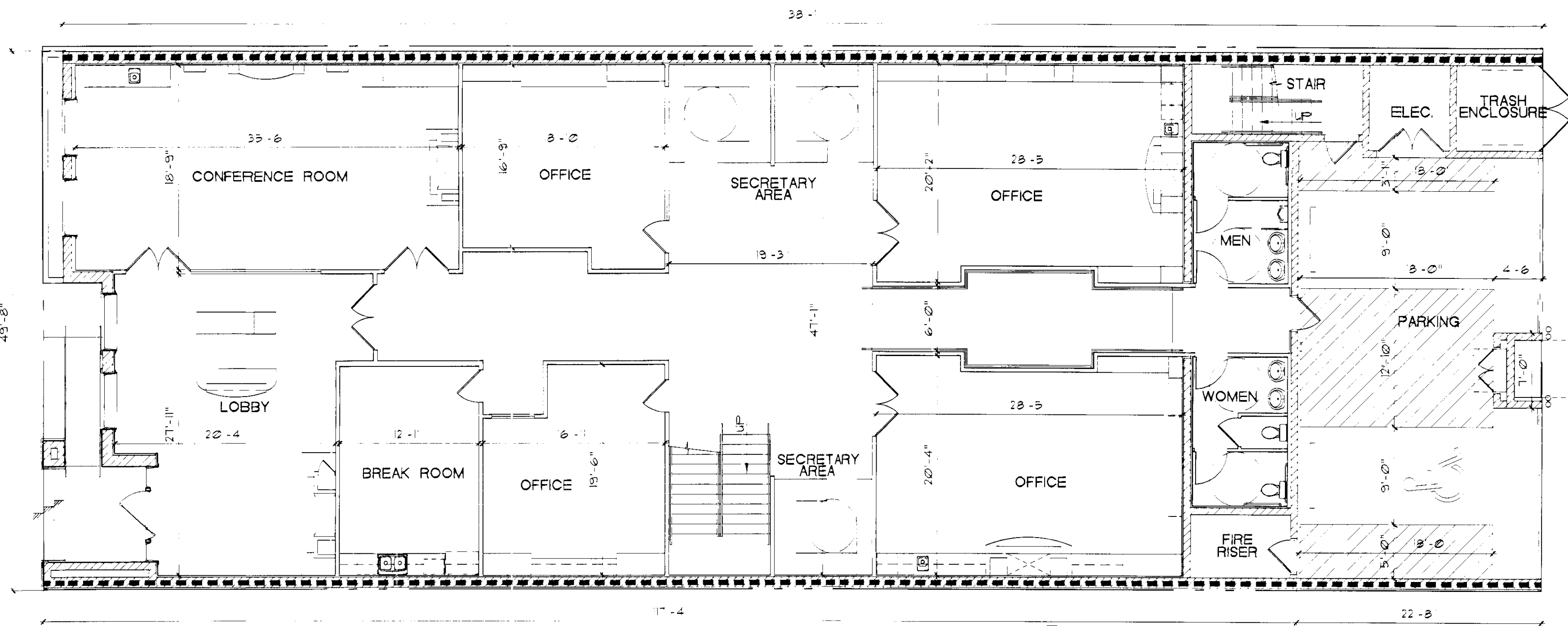


B OCCUPANCY
1st FLOOR- 5703 S.F. /100 = 58
2nd FLOOR- 2534 S.F. /100 = 26
TOTAL OCCUPANTS: 84



2ND FLOOR PLAN

1/8"=1'-0"



1ST FLOOR PLAN

1/8"=1'-0"



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Henderson, Nevada 89074
T 702-719-2020 F 702-269-9673

Scale

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Project	521 S. 3RD. ST. OFFICE	No.	Revision
Sheet Title	FIRST FLOOR PLAN/ SECOND FLOOR PLAN	Date	9/28/10
Dwg. Scale	AS SHOWN	Checked By	
Drawn By			
Sheet No.	SDR-39394		
	REVISED		
	A1.1		
Project No.	08046		



VICINITY MAP

CLARK

CASINO BLVD

3RD STREET

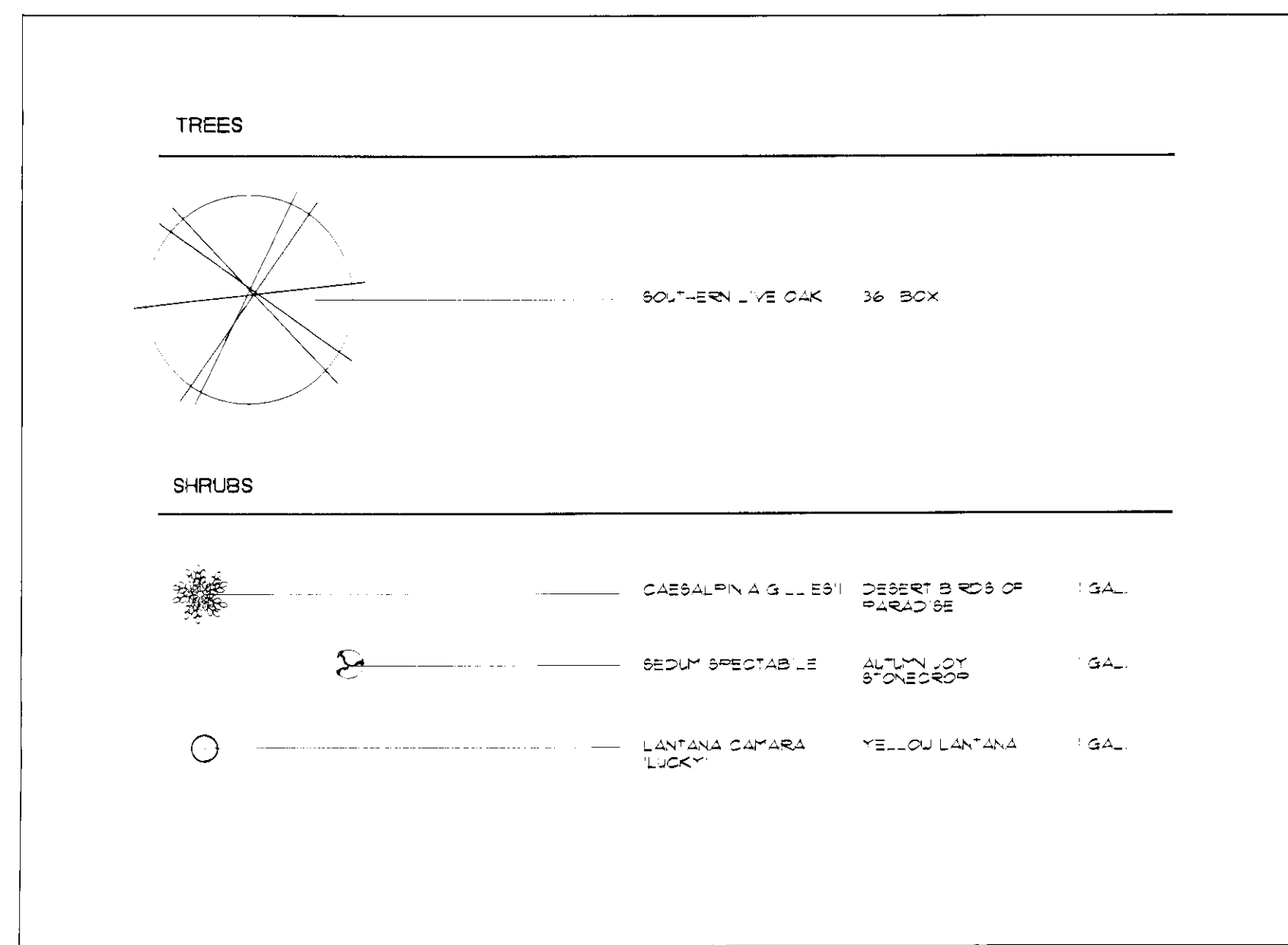
4TH STREET

BONNEVILLE

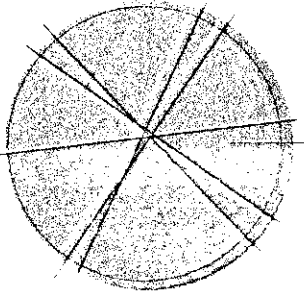
PROJECT LOCATION

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N



TREES



SOUTHERN LIVE OAK 36" BOX

SHRUBS



CAESALPINA GILLESII DESERT BIRDS OF PREAD SE 1 GAL

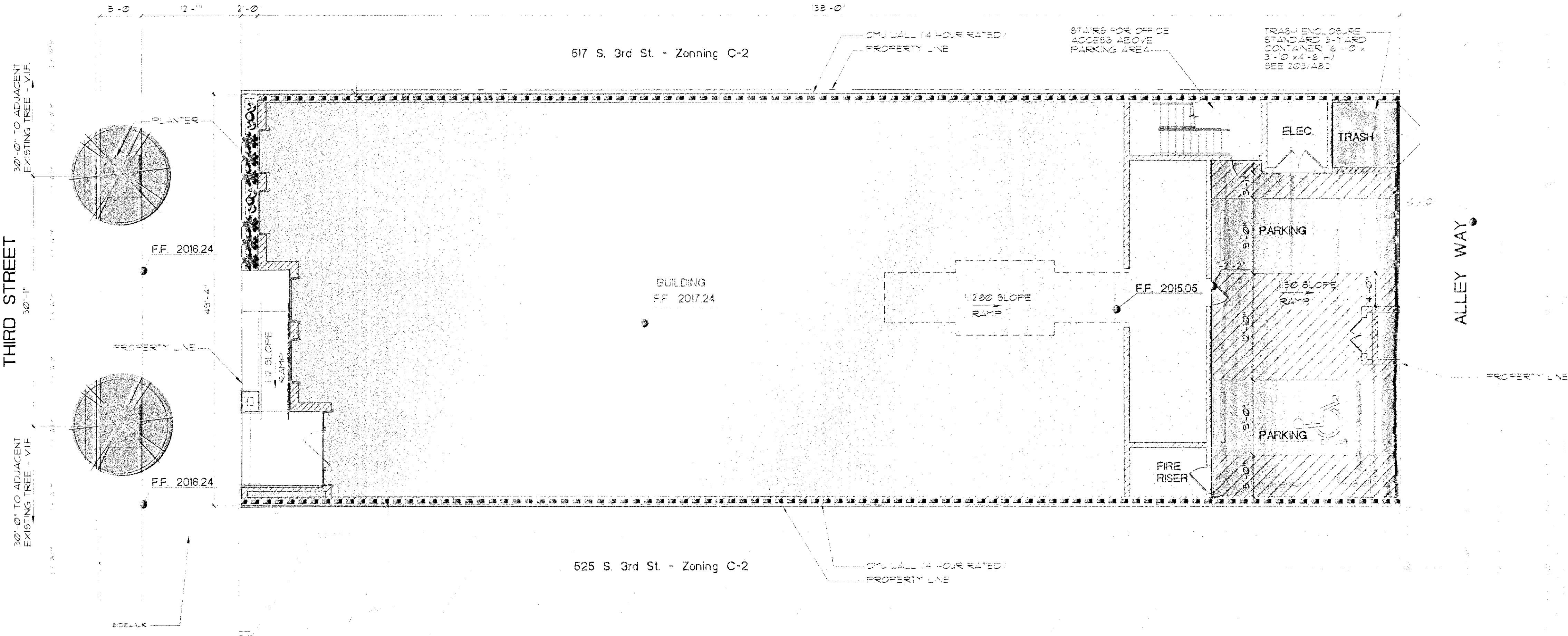


SEDUM SPREXTABILE ATLANTIC STONECROCK 1 GAL



LANTANA CAMERA "LUCY" "YELLOW LANTANA 1 GAL

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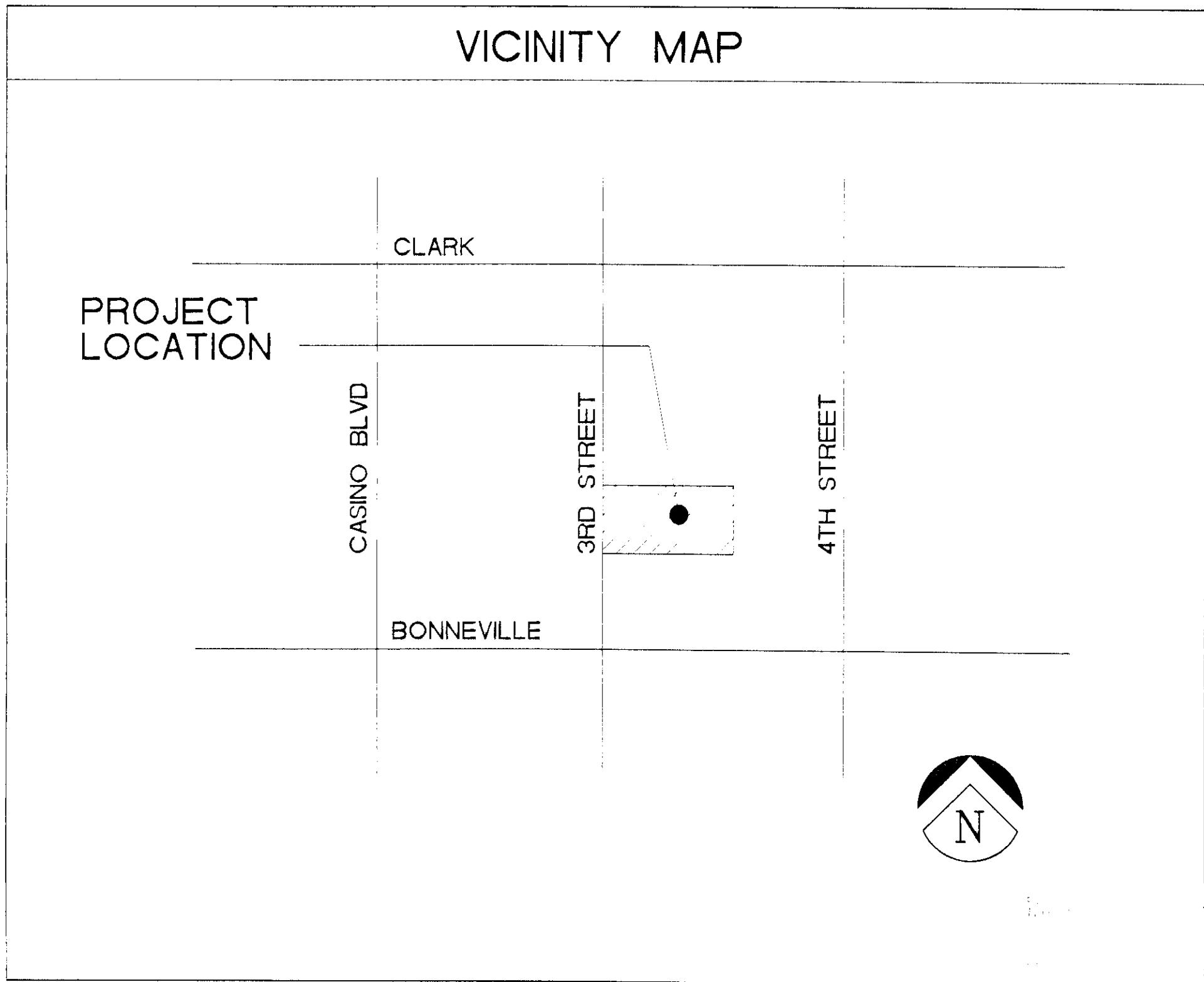


SITE PLAN

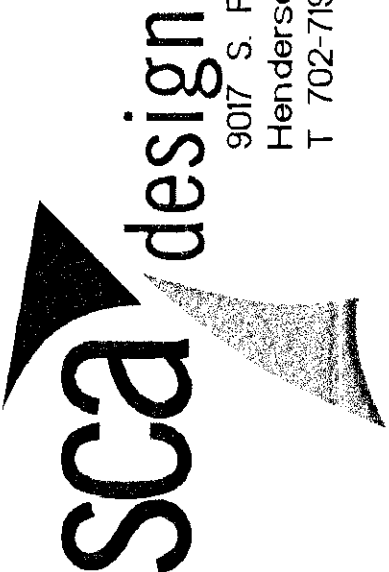
1/8"=1'-0"



PROJECT INFO	
ADDRESS	521 S. THIRD STREET, LAS VEGAS, NEVADA
BUILDING S.F.	FIRST FLOOR NOT INCLUDING TRASH RM & GARAGE 5,709 S.F.
	SECOND FLOOR 2,594 S.F.
	TOTAL - 8,303 S.F.
LOT S.F.	6,900 S.F. - .16 ACRES
BUILDING HEIGHT	33'-9"
PARKING	2 SPACES PROVIDED - 1 HC SPACE, 1 SPACE PROJECT IS IN CENTENIAL OVERLAY
ZONING	C-2



Consultants



9017 S. Pecos Road, Ste. 4450
Henderson, Nevada 89074
T 702-719-2020 F 702-269-9673

521 S. 3RD ST. OFFICE

Project

Sheet Title

No.

Revision

SITE PLAN/ LANDSCAPE PLAN

Date: 9/10

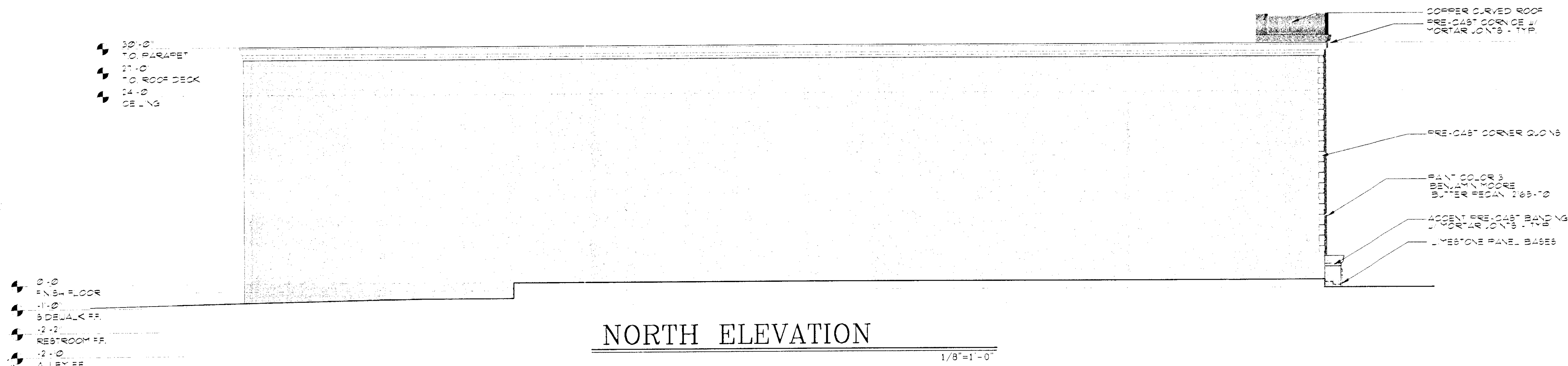
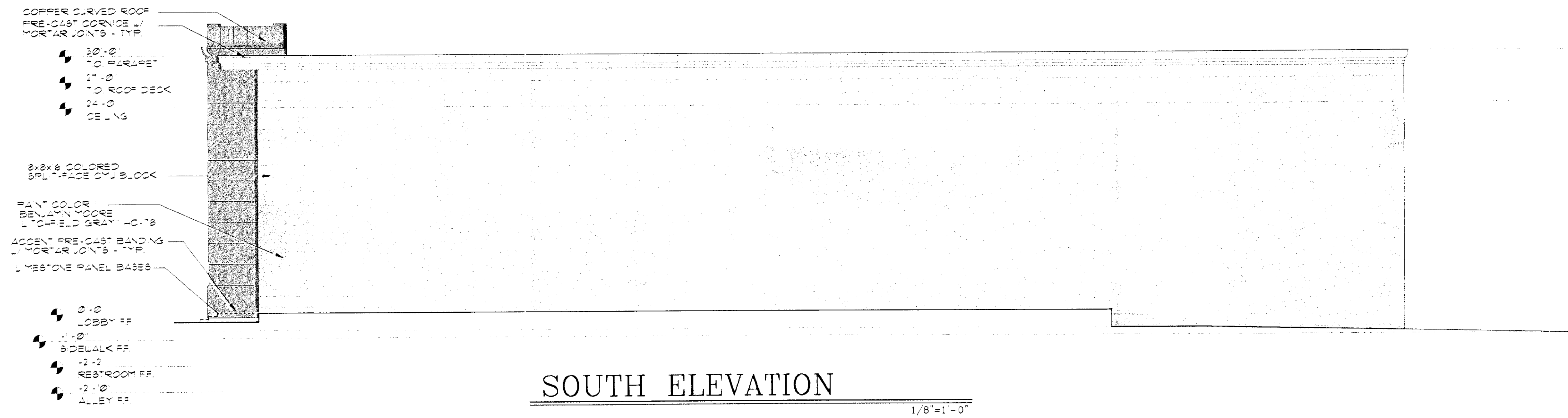
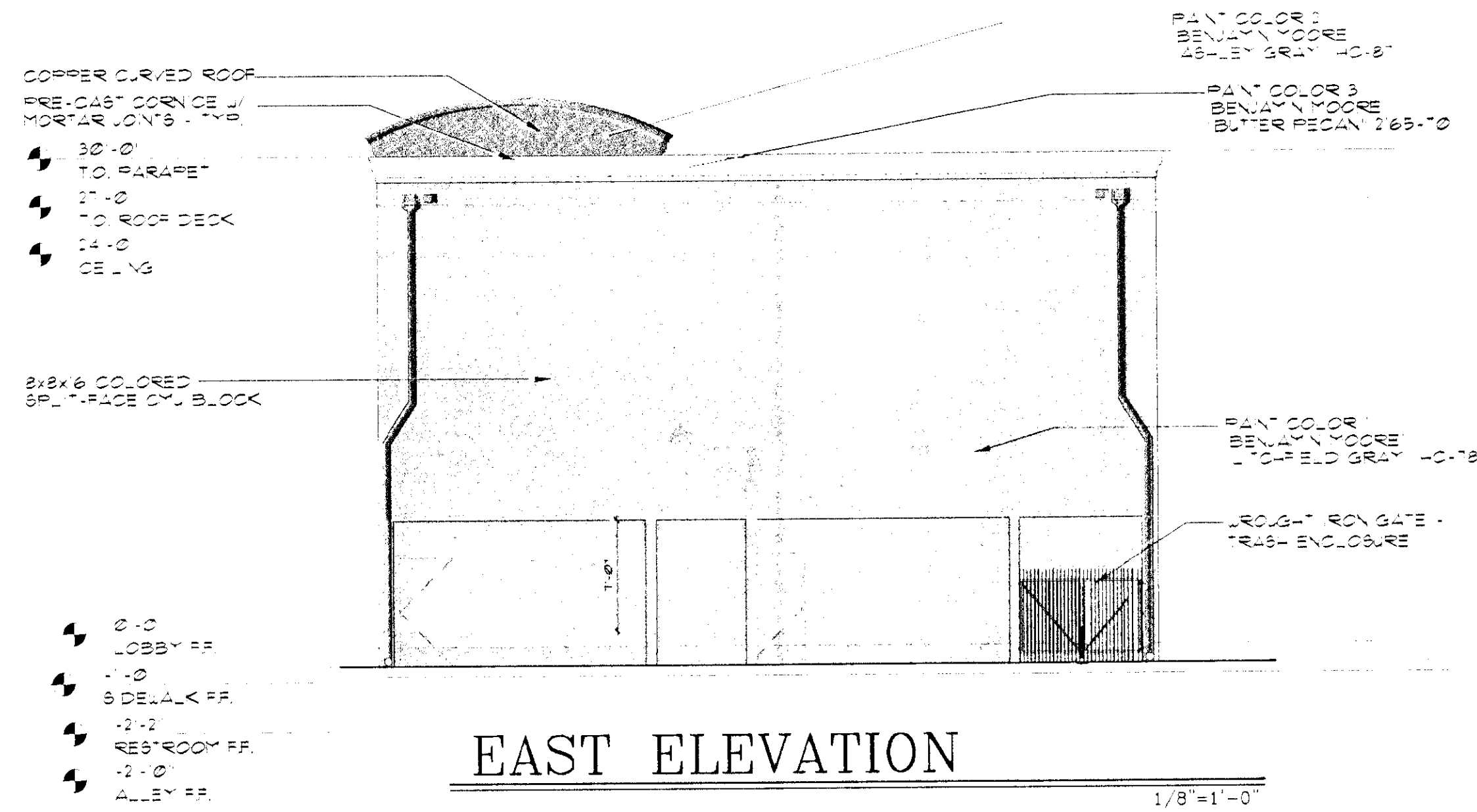
Checked By

AS1

SDR-39394

10/21/10 PC

Project No. 08048



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sca design
9017 S. Pecos Road, Ste. 4460
Henderson, Nevada 89074
T 702-719-2020 F 702-263-9673

Seal

Project 521 S. 3RD. ST. OFFICE

Sheet Title EXTERIOR ELEVATIONS

Revision

No.

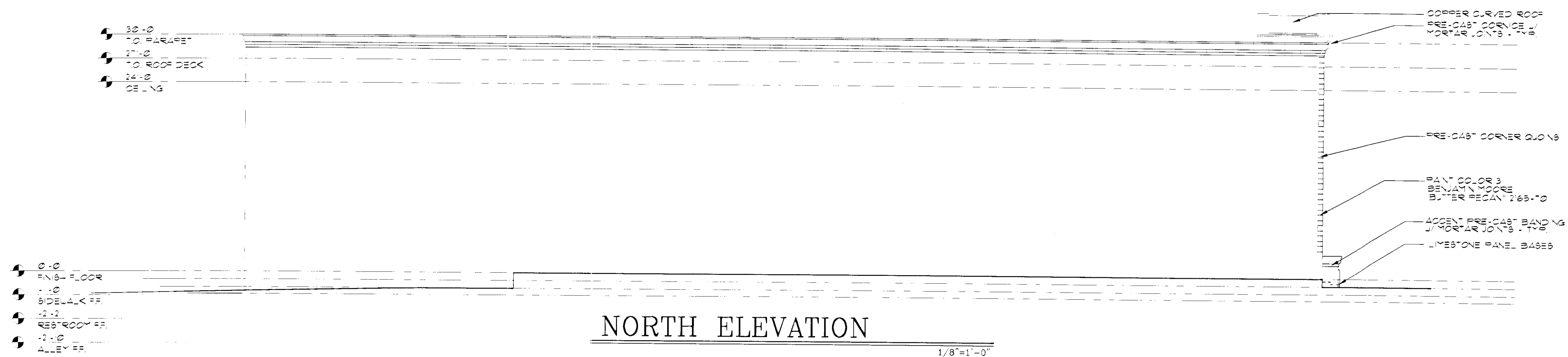
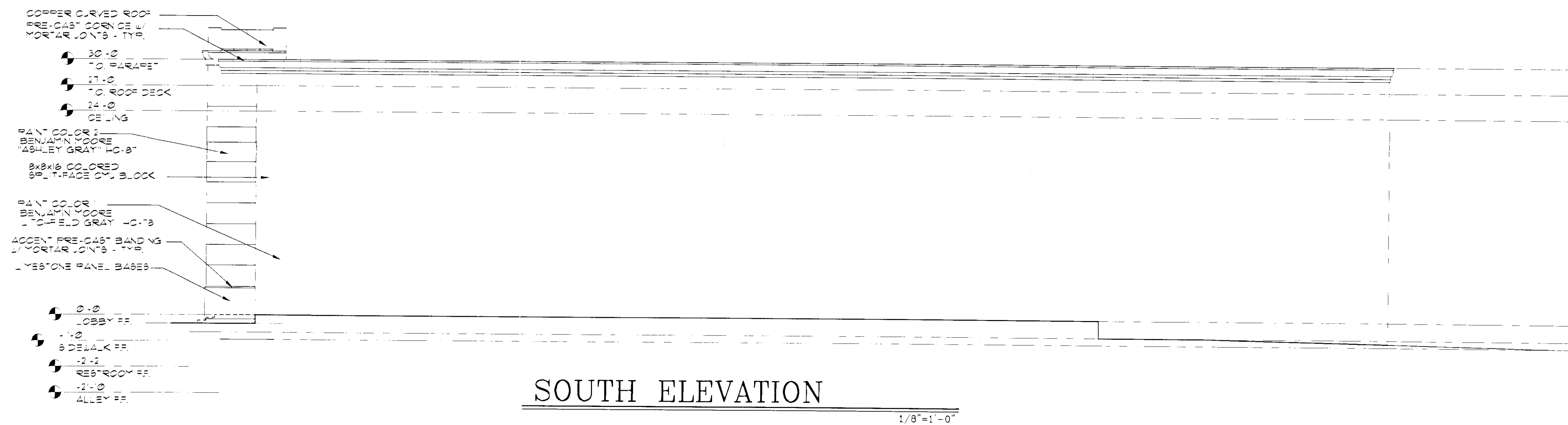
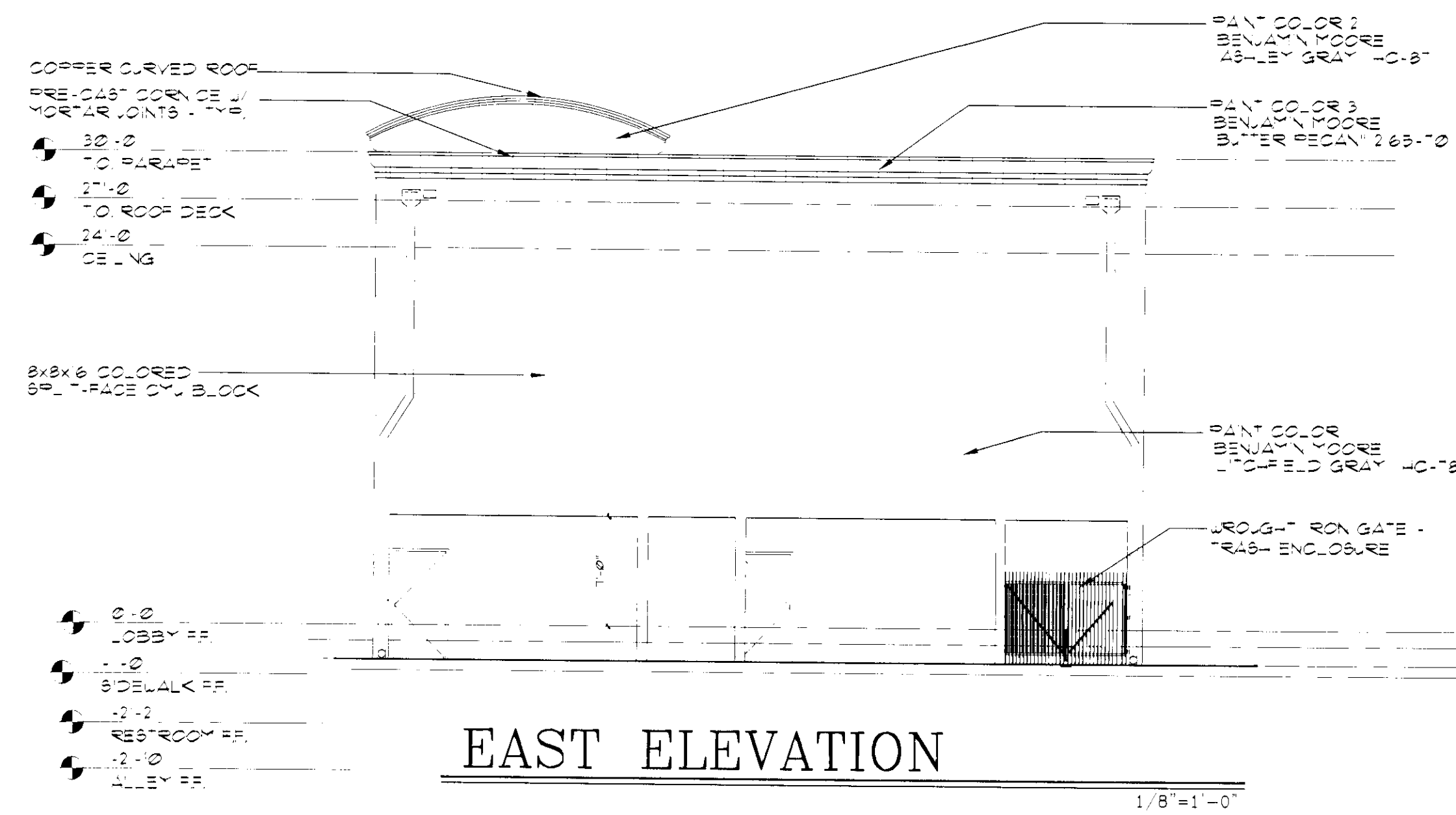
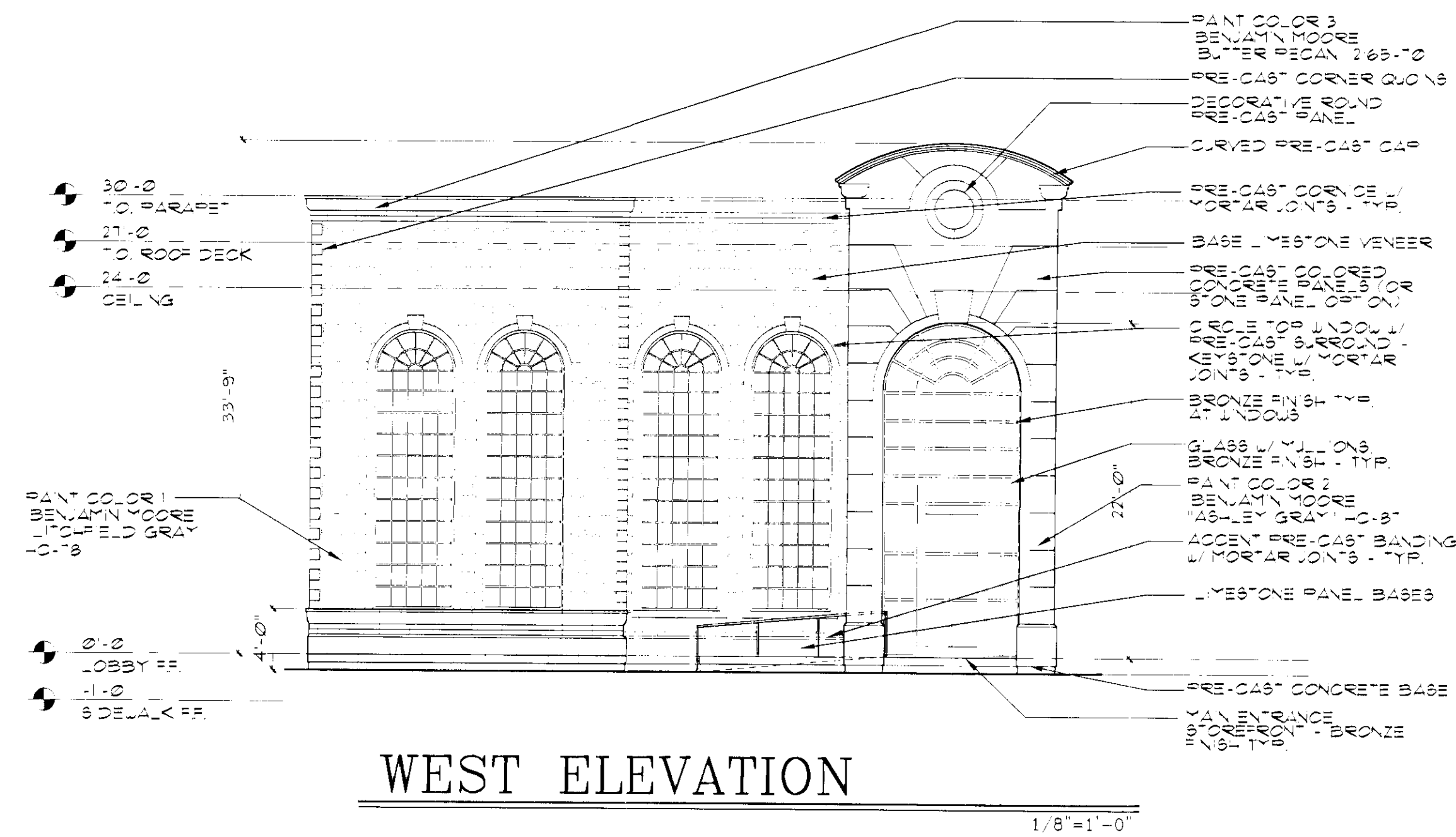
Drawn By MSA
Checked By MSA
Date 9/10

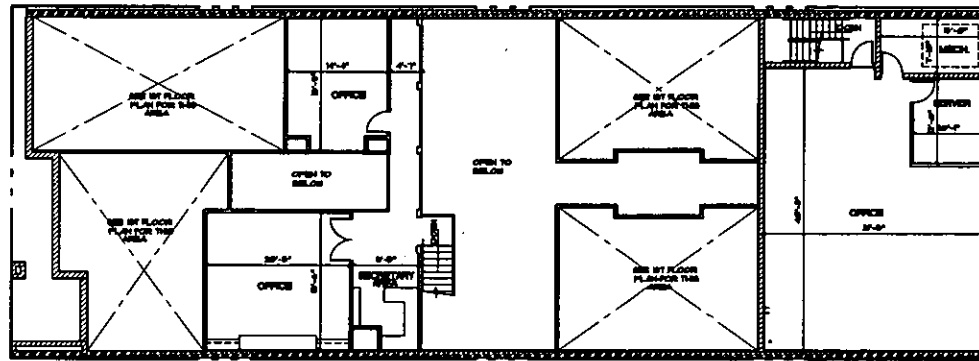
Sheet No.

A2

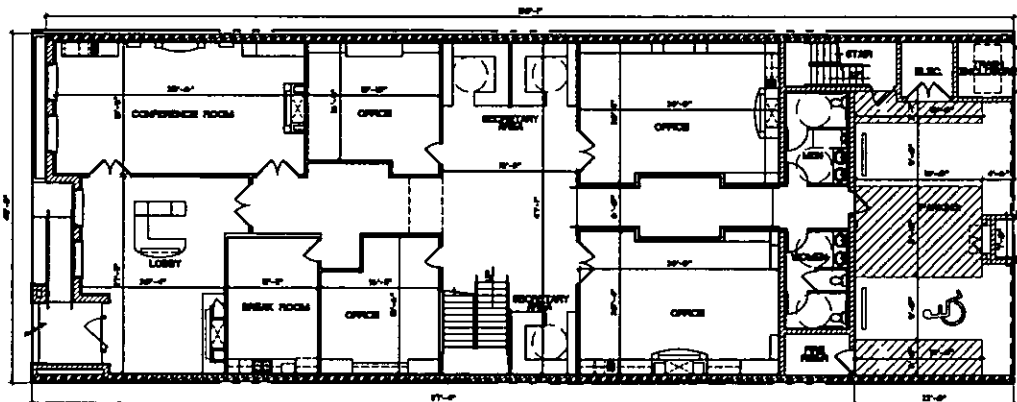
Project No. 08046

SDR-39394





2ND FLOOR PLAN



1ST FLOOR PLAN

75% OCCUPANCY
 1st FLOOR- 9,189 SF, 100 - 50
 2nd FLOOR- 2,964 SF, 100 - 25
 TOTAL OCCUPANTS: 84

SDR-39394
REVISED

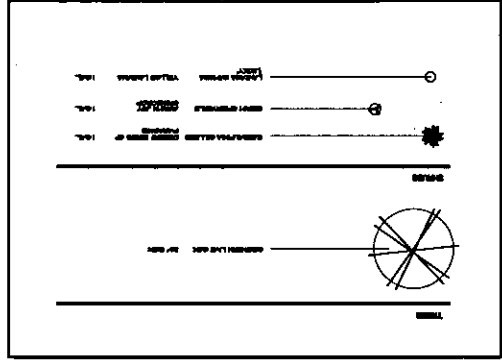
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sca design
 1100-100-0000 P 1100-000-0000

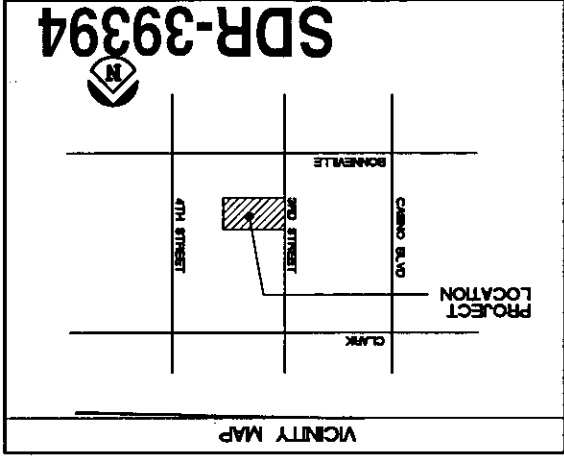
Project No. 521 S. 3RD ST. OFFICE
 Sheet No. FIRST FLOOR PLAN/
 SECOND FLOOR PLAN

Project No. 521 S. 3RD ST. OFFICE
 Sheet No. FIRST FLOOR PLAN/
 SECOND FLOOR PLAN

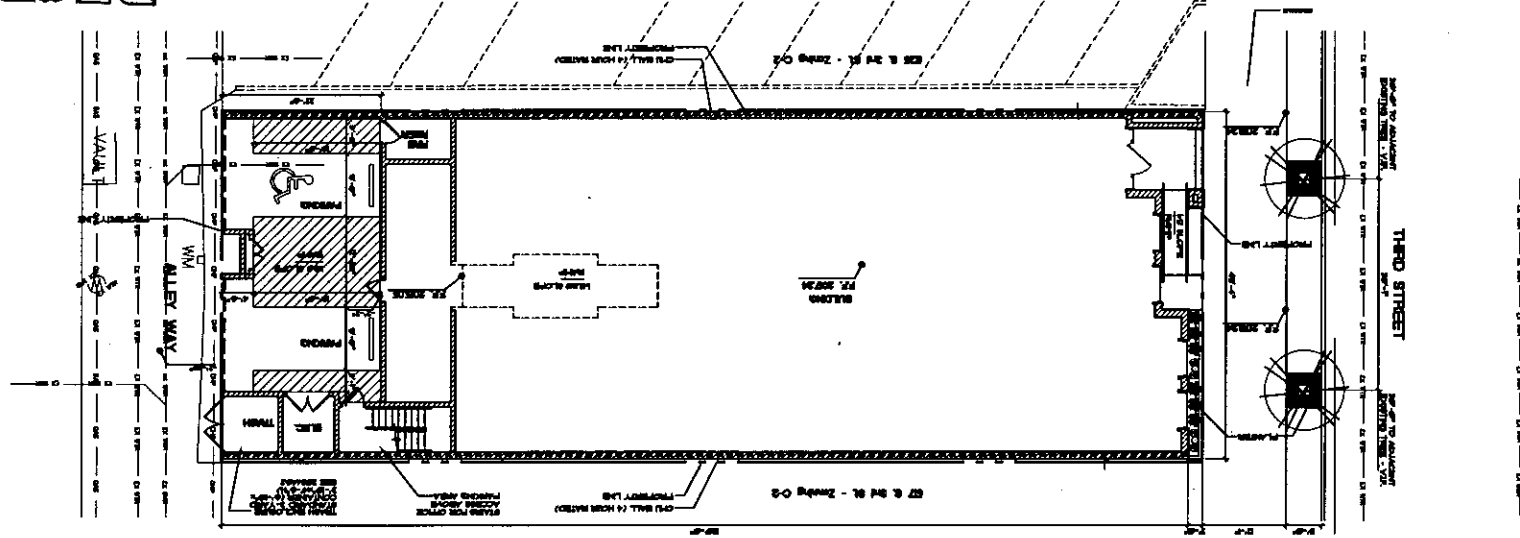
Sheet No. A1.1
 Project No. 521 S. 3RD ST. OFFICE



PROJECT INFO	ADDRESS	621 & THIRD STREET, LAS VEGAS, NEVADA
BUILDING S.F.	FIRST FLOOR NOT INCLUDING TRASH RM & GARAGE	6,708 S.F.
LOT S.F.	SECOND FLOOR	2,884 S.F.
BUILDING HEIGHT	TOTAL - 8,308 S.F.	33'-8"
PARKING	2 SPACES PROVIDED - 1 HC SPACE, 1 SPACE	
ZONING	PROJECT IS IN CENTRAL OVERLAY	O-2



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AUG 24 2010



REVISID

SDR-39394



ASI

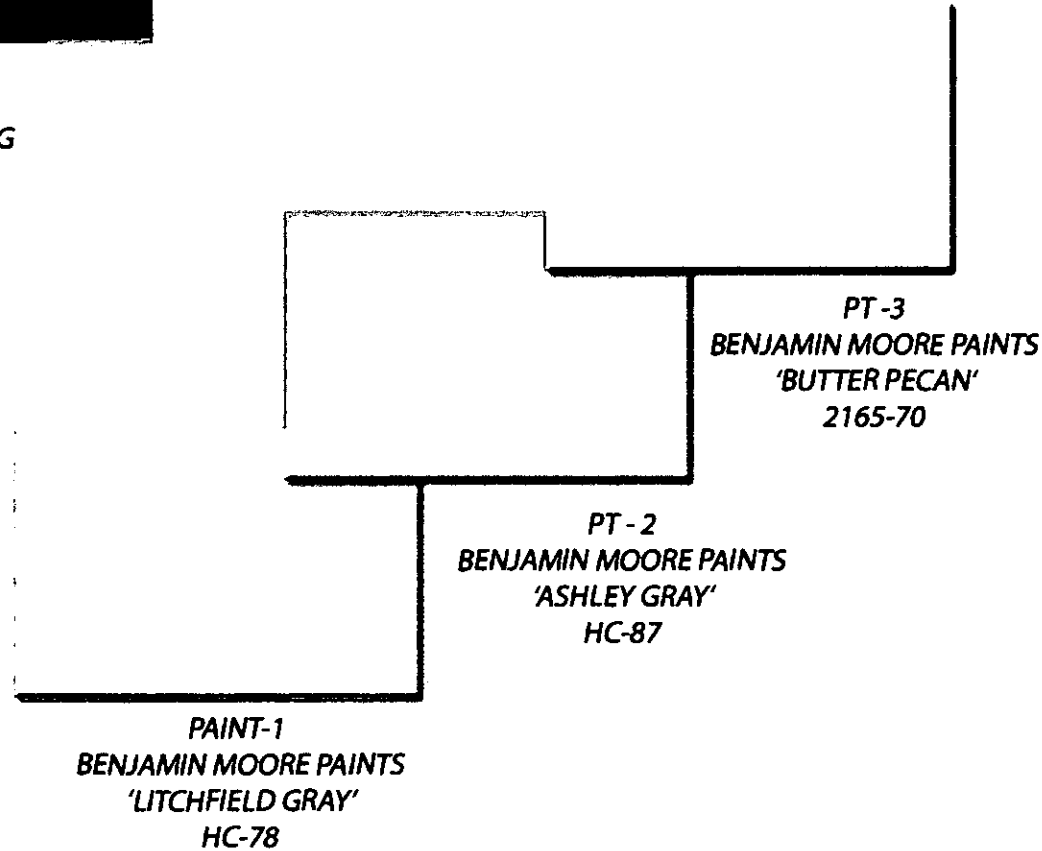
621 & 3RD ST. OFFICE
SITE PLAN/ LANDSCAPE
PLAN



SCA design
621 & 3rd Street, Las Vegas, NV 89101
702-739-0000 702-739-0000



METAL ROOF
BERRIDGE ROOFING
'COPPER-COTE'



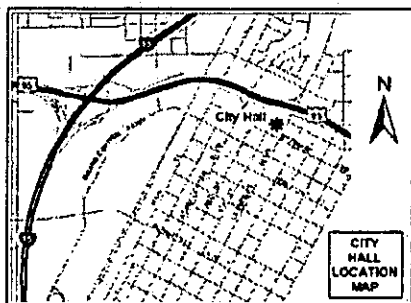
9017 S. PECOS RD. SUITE 4450
HENDERSON, NEVADA 89014
PH: 702-719-2020 FAX: 702-269-9673

521 S. THIRD STREET OFFICE
COLOR BOARD

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SDR-39394

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



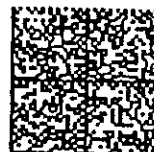
I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-39394

Planning Commission Meeting of 10/21/2010

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FIRST CLASS



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Case: SDR-39394
13934410070
TRINAYSTICH JOHN A & THOMAS N
722 S 3RD ST
LAS VEGAS NV 89101-6703

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OCT 14 2010

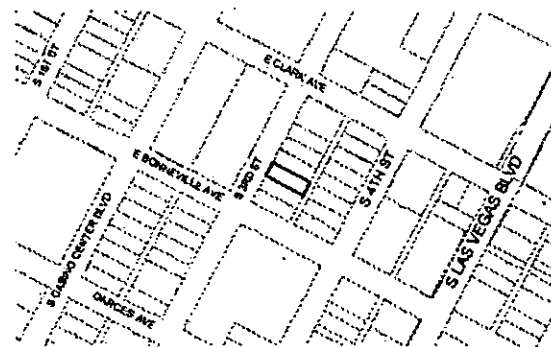
Application Information

SDR-39394 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 521 SOUTH THIRD, LLC - Request for a Site Development Plan Review FOR A PROPOSED 8,303 SQUARE-FOOT OFFICE BUILDING WITH TWO PARKING SPACES on 0.16 acres at 521 South 3rd Street (APN 139-34-301-009), C-2 (General Commercial) Zone, Ward 3 (Reese).

WE HAVE BEEN THROUGH THIS BEFORE, SOUTH THIRD STREET HAS A SEVERE PARKING PROBLEM. TWO SPACES IS NOT ADEQUATE. THE BUILDER MUST PROVIDE ADEQUATE PARKING.

Thomas N. Trinaystich

Application Location



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

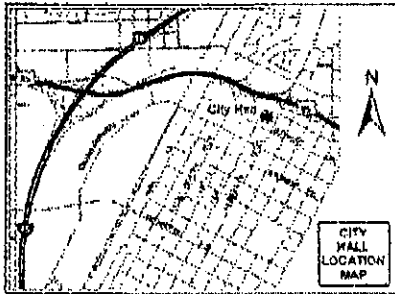
Public Hearing Information

Meeting: Planning Commission
Date: October 21, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

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

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SDR-39394

Planning & Development Department of 10/21/2010

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 02 1M
 0004279218 OCT 08 2010
 MAILED FROM ZIP CODE 89101
\$ 00.414

*Unrealistic parking
 proposal!
 Parking is already a
 main issue downtown.*

Case: SDR-39394
 18934311090
 CORY FAMILY LLC #6
 %R CORY
 2975 S HIGHLAND DR
 LAS VEGAS NV 89109-1011

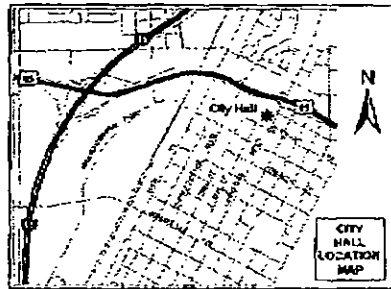
10/21/2010

10/21/2010

10/21/2010 10/21/2010 10/21/2010 10/21/2010

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

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this Request



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this Request

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SDR-39394

Planning Commission Meeting of 10/21/2010

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 0004279218 OCT 08 2010
 MAILED FROM ZIP CODE 89101

*Inadequate on-site
 parking. Contributes
 to downtown parking
 problem.*

Case: SDR-39394

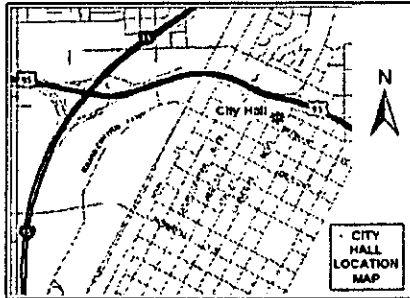
13934410151
 KOPPE GREGORY A SEPARATE FAM TR
 711 S 4TH ST #205
 LAS VEGAS NV 89101-6763

10/21/2010 10:50 FAX



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

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Official Notice of Public Hearing



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I SUPPORT
this Request



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this Request

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SDR-39394

Planning Commission Meeting of 10/21/2010

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NV ASD 10-09-10

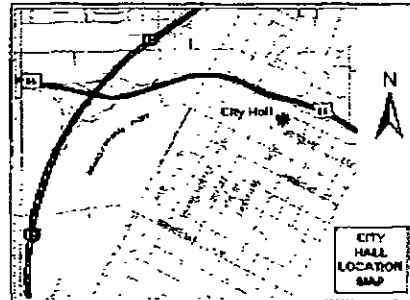
Case: SDR-39394
13934310045
RUDEL WESTON W LIVING TRUST
4860 HWY #15
FESSENDEN ND 58438-9312

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OCT 18 2010

HAILED 11 58438



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☒ I SUPPORT this Request

☐ I OPPOSE
this Request

SDR-39394

Planning Commission Meeting of 10/21/2010

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STEVIE NIXON
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0004279218 OCT 08 2010
MAILED FROM ZIP CODE 89101

1393431115
CROSSHILL I L L C
500 S4TH ST
LAS VEGAS NV 89101-6599

Case SDR-39394

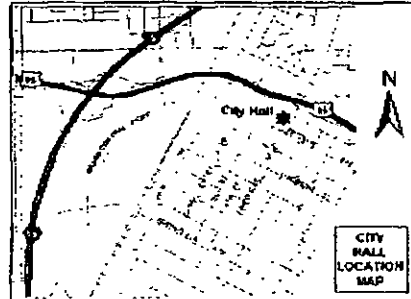
10/14/2010 08:30 FAX 7023854640

BERNSTEIN & ASSOC

004/004

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

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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.

SDR-39394

Planning Commission Meeting of 10/21/2010

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OCT 08 2010
MAILED FROM ZIP CODE 89101
BETNEY BOWLES

13934311116
CROSSHILL I LLC
500 S 4TH ST
LAS VEGAS NV 89101-6599

Case SDR-39394

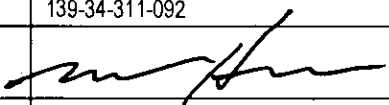
10/21/2010 08:30 FAX 70238546

BERNSTEIN & ASSOC

10/14/2010 08:30 FAX 70238546

BERNSTEIN & ASSOC

003/004

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 <i>\$1030</i>			
☒	☐	Correct fee(s): \$ 500.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = <i>\$1030 Total</i>			
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)			
☐	☒	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: Office			
☒	☐	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: Show Downtown Centennial Plan N-S Streetscape Design
☒	☐	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:		521 South Third LLC		Application Type:	
Representative:		SCA Design		Application Purpose:	
APN:		139-34-311-092		Site Location:	
Planner's Signature:				Pre-App. Meeting Date:	
Planner:		Mike Howe, Planner I - 229-6821		Submittal Deadline:	
				Earliest PC / CC Meeting Dates:	
				Site Development Plan Review	
				Major Amendment (SDR-34450)	
				521 S. Third Street	
				08/13/10	
				09/07/10 - no later than 2:00 pm	
				10/21/10 PC - 11/17/10 CC - Cycle 8	



PLANNING & DEVELOPMENT DEPARTMENT

PLANNER'S NOTES FOR PRE-APPLICATION CONFERENCE

521 So. Third Office Building Major Amendment

APN:	139-34-311-092	Pre-app Date:	08/13/2010
Location:	521 S. 3 rd St	Meeting Location:	DSC 1st Floor Conference Room - 1B
Acres:	.16	Ward #:	3 - Reese
Time:	10:00 a.m.		
Ownership Info:	521 South Third LLC	Phone:	(702)-384-5563
		Fax:	(702)-
		Email:	
Applicant Info:	521 South Third LLC	Phone:	(702)-
		Fax:	(702)-
		Email:	
Representative Info:	SCA Design LLC	Phone:	(702)- 719-2020
		Fax:	(702)-
		Email:	
Cases:	Permits / Licenses:		
1. The City Council approved a request for a Site Development Plan Review (SDR-23906) for a proposed 10,241 square-foot, three-story Office development and parking garage on 0.16 acres at 521 South Third Street. The Planning Commission and staff recommended approval of this request.	1.		
2. SDR-34450 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - Request for a Major Amendment of a previously approved Site Development Plan Review (SDR-23906) for a 34-foot high, 5,705 square-foot Office Building with three parking spaces. Staff/PC recommended denial due to inadequate parking. Application was appealed to CC 6/25/09. CC approved 8/19/2009.			
Proposed Use:	Office Use		
General Plan:	Existing:	C (Commercial)	
	Proposed:	No change proposed	
Zoning:	Existing:	C-2 (General Commercial)	
	Proposed:	No change proposed	
Special Area, Master Plans, and / or Overlay Districts that Apply:	A-O Airpoert Overlay (200'); Downtown Centennial Plan - Office Core District; Live-Work District		
	Special Land Use Designation (per plan): N/A		
Questions / Comments:	1. Initial SDR-34450 approved with three parking spaces. Parking load increased to 28 spaces where none are shown on site - off-site parking agreement? 2. Condition #22 requires that alley-loaded parking be 22' deep from alley ROW line.		

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AUG 31 2010



CITY OF LAS VEGAS

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

Page: 1 of 1
Date:
Time: 8:00 a.m.

Project Name: 521 So. Third Office Building Major Amendment

Conversation between CLV P&D Representative: Mike Howe, Planner I (229-6821 Office / 385-7268 Fax / mphowe@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Steve Gebeke	CLV -Planning & Development	229-5410		
2.				
3.				
4.				
5.				
6.	CLV - Finance (Business License)	229-6321	383-0769	
7.	CLV - PW - Dev Co	229-6578	474-7599	
8.	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11.	CLV - Fire and Rescue	229-0366	229-0124	
12.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

Is this project intended to meet the City of Las Vegas Green Building Rebate Program? ☐ YES ☐ NO
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: Downtown Centennial Plan

Meeting Notes:

1. Increasing approved SDR-34450 for a 5,705 SF single-story office building by 69% to a 8,303 SF two-story office building.
2. Onsite parking reduced to two ADA-compliant spaces located at rear of property.
3. Building height remains relatively unchanged (33'-9" where 34' approved)
4. Scope of amendments exceed meet threshold for Minor Site Development Plan Review (administrative).
5. Increased reduction in parking from approved entitlement's 20 provided spaces to 28 spaces, where two handicapped spaces are provided. Previous entitlement (SDR-23906) approved with 11 spaces provided.
6. Application review will require expiration of previous entitlements (SDR-23906/SDR-34450)
7. Streetscape requirements for 3rd Street: A 5-foot amenity zone and 10-foot unobstructed sidewalk are required. Southern Live Oak, Shoestring Acacia, African Sumac, Ash or Pistache shade trees of at least 36-inch box size are required at 30-foot intervals.
8. Site/ 1st Floor Plan will need to be revised showing clear access aisle for handicapped parking spaces.
9. Elevator may not be required for Offices (non-retail, transit, or medical related) less than 3K sf.

RECEIVED
AUG 31 2010

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**

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

October 22, 2010

Mr. Marty Keach
521 South Third, LLC
520 South Fourth Street
Las Vegas, Nevada 89101

**RE: SDR-39394 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Mr. Keach:

Your request for a Site Development Plan Review FOR A PROPOSED 8,303 SQUARE-FOOT OFFICE BUILDING WITH TWO PARKING SPACES on 0.16 acres at 521 South 3rd Street (APN 139-34-301-009), C-2 (General Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on October 21, 2010.

The Planning Commission voted to **DENY** your request because it was felt that the proposed use would not be compatible with the surrounding land uses.

This action by the Planning Commission on **October 21, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **October 22, 2010**.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Sheldon Colen
SCA Design
9017 South Pecos Road, Suite #4450
Henderson, Nevada 89074

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





731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

October 8, 2010

Mr. Marty Keach
521 South Third, LLC
520 South Fourth Street
Las Vegas, Nevada 89101

**RE: SDR-39394 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Mr. Keach:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **October 21, 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, October 15, 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, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Sheldon Colen
SCA Design
9017 South Pecos Road, Suite #4450
Henderson, Nevada 89074

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Application Information

SDR-39394 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 521 SOUTH THIRD, LLC - Request for a Site Development Plan Review FOR A PROPOSED 8,303 SQUARE-FOOT OFFICE BUILDING WITH TWO PARKING SPACES on 0.16 acres at 521 South 3rd Street (APN 139-34-301-009), C-2 (General Commercial) Zone, Ward 3 (Reese).

Application Location



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

Public Hearing Information

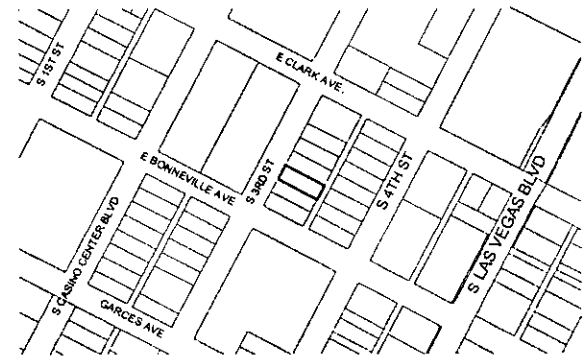
Meeting: Planning Commission
Date: *October 21, 2010*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

Application Information

SDR-39394 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 521 SOUTH THIRD, LLC - Request for a Site Development Plan Review FOR A PROPOSED 8,303 SQUARE-FOOT OFFICE BUILDING WITH TWO PARKING SPACES on 0.16 acres at 521 South 3rd Street (APN 139-34-301-009), C-2 (General Commercial) Zone, Ward 3 (Reese).

Application Location



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

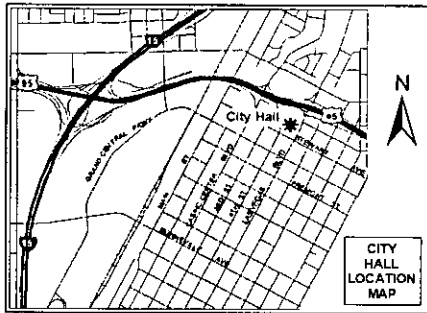
Public Hearing Information

Meeting: Planning Commission
Date: *October 21, 2010*
Time: 6:00 P.M.
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400 Stewart Avenue
Las Vegas, Nevada

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

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

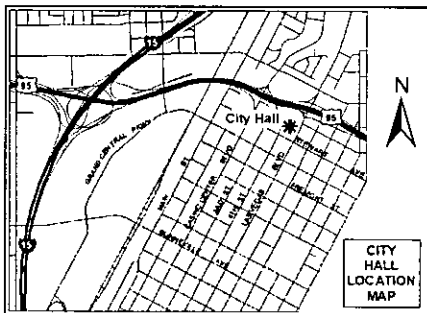
Please use available blank space on card for your comments.

SDR-39394

Planning Commission Meeting of 10/21/2010

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-39394

Planning Commission Meeting of 10/21/2010

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: September 22, 2010
Re: **SDR-39394** SCA Design, LLC 521 S. Third St.
Request for a Site Development Plan Review for a proposed office building

CONDITIONS OF APPROVAL:

1. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting Downtown Centennial Plan Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. An off-site Geotechnical Pavement Design recommendation will be required for all asphalt pavement required for completion of this project.
2. Parking spaces designed perpendicular to and accessed directly from public alleys shall be a minimum of 22 feet in depth from the alley right-of-way line.
3. Landscape and maintain all unimproved right-of-way on 3rd Street adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
4. Submit an Encroachment Agreement for all landscaping and private improvements located in the 3rd Street public right-of-way adjacent to this site prior to occupancy of this site.
5. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

Development Notification

PC Meeting: October 21, 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-39394

18b The Las Vegas Arts District

Beverly Green NA

Cultural Corridor Coalition NCG

Downtown Business Operators Council

Fremont Street Experience Business Association

Gateway Neighborhood Association

Hillside Heights NA

Horizon Studio Apartments

Huntridge Park NA

John S. Park NA

L'Octaine Apartments Resident Council

Mayfair NA

Newport Lofts

Orleans Square NA

Rancho Oakey NA

Robert Gordon Plaza Resident Council

South Cove Apartments

Southridge NA

Towne Terrace Apartments

West Huntridge NA

WLV-NAA1

WLV-NAA4

P/L
533/
141

Report of All Selected Parcels

Case Number: SDR-39394

Printed On: Thu: September 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
517 S THIRD L L C	1612 STONEHAVEN DR LAS VEGAS NV	13934312000
518 GARCES AVE LTD	%R PISTOL 631 S LAS VEGAS BLVD LAS VEGAS NV	13934311091
518 GARCES AVE LTD	631 LAS VEGAS BLVD S LAS VEGAS NV	13934410180
520 SOUTH SIXTH STREET L L C	716 S 6TH ST LAS VEGAS NV	13934410186
521 SOUTH THIRD L L C	520 S 4TH ST LAS VEGAS NV	13934310066
630 SOUTH THIRD L L C	%W BRENSKE 630 S 3RD ST LAS VEGAS NV	13934301009
ALVARADO TOMMY C & BETTY J	5503 BEACON CT BAKERSFIELD CA	13934311066
B OF A PLAZA L P	%TAX MGR 303 N HURSTBOURNE PKWY #115 LOUISVILLE KY	13934312137
BARDI JULIAN & JEANNETTE	6398 SOMBRERO AVE CYPRESS CA	13934210077
BOGAN VALERIE M	30157 N KESSLER CT CASTAIC CA	13934312065
BONNEVILLE 21 L L C ETAL	8363 W SUNSET RD #300 LAS VEGAS NV	13934312155
BONNEVILLE 21 L L C ETAL	7250 PEAK DR #110 LAS VEGAS NV	13934311159
BONNEVILLE CENTER L L C	600 S 3RD ST LAS VEGAS NV	13934311158
BONNEVILLE CENTER L L C	600 S 3RD ST LAS VEGAS NV	13934311072
BONNEVILLE CENTER L L C	1068 TAM O SHANTER DR LAS VEGAS NV	13934311071
BONNEVILLE CENTER L L C	600 S 3RD ST LAS VEGAS NV	13934311070
BONNEVILLE VENTURES L L C	%M VEGHEI 1615 WESTWOOD BLVD LOS ANGELES CA	13934311069
BONNEVILLE VENTURES L L C	%M VEGHEI 1615 WESTWOOD BLVD LOS ANGELES CA	13934311061
BONNEVILLE VENTURES L L C	%M VEGHEI 1615 WESTWOOD BLVD LOS ANGELES CA	13934311060
BONNEVILLE VENTURES L L C	%M VEGHEI 1615 WESTWOOD BLVD LOS ANGELES CA	13934311059
BONNEVILLE VENTURES L L C	%M VEGHEI 1615 WESTWOOD BLVD LOS ANGELES CA	13934311063
BONNEVILLE VENTURES L L C	%M VEGHEI 1615 WESTWOOD BLVD LOS ANGELES CA	13934311062
BONNEVILLE VENTURES L L C	%M VEGHEI 1615 WESTWOOD BLVD LOS ANGELES CA	13934311062
BONNEVILLE VENTURES L L C	%M VEGHEI 1615 WESTWOOD BLVD LOS ANGELES CA	13934311058
BRAUNSTEIN JANET	640 FAIRMONT DR CLAREMONT CA	13934312041
BULAWAN VICENTE	47-435 HOOPALA ST KANE OHE HI	13934312041
BUYERS ONLY REAL EST AGENCY LLC	555 S 3RD ST LAS VEGAS NV	13934312156
C & M PPTY PTNRSH	700 S 3RD ST LAS VEGAS NV	13934301007
C & M PROPERTY PARTNERSHIP	700 S 3RD ST LAS VEGAS NV	13934310047
C & M PROPERTY PARTNERSHIP	700 S 3RD ST LAS VEGAS NV	13934310037
C R CORPORATION	700 S 3RD ST LAS VEGAS NV	13934310036
C R CORPORATION	P O BOX 15229 LAS VEGAS NV	13934410153
CAMROCK DEVELOPMENT CORPORATION	P O BOX 15229 LAS VEGAS NV	13934410152
	93 VALLEYWAY CT MAPLE ON L6A 1K8 CANADA	13934311064

Report of All Selected Parcels**Case Number:** SDR-39394**Printed On:** Thu: September 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
CANFIELD JENNIFER L	18 PASSAFLOA LN LADERA RANCH CA	13934312162
CANFIELD ROBERT B & VICTORIA L	30981 VIA ESTENAGA SAN JUAN CAPISTRANO CA	13934312075
CENTRAL PARK L L C	723 S CASINO CENTER BLVD LAS VEGAS NV	13934310075
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13934410155
CITY OF LAS VEGAS REDEVELOPMENT	400 E STEWART AVE 2ND FLR LAS VEGAS NV	13934303001
CITY OF LAS VEGAS REDEVELOPMENT	400 E STEWART AVE 8TH FLOOR LAS VEGAS NV	13934303002
CITY OF LAS VEGAS REDEVELOPMENT	400 E STEWART AVE 8TH FLOOR LAS VEGAS NV	13934310063
CITY OF LAS VEGAS REDEVELOPMENT	400 E STEWART AVE 8TH FLOOR LAS VEGAS NV	13934301004
CITY OF LAS VEGAS REDEVELOPMENT	%OFFICE BUSINESS OEV 400 STEWART AVE LAS VEGAS NV	13934311152
CITY OF LAS VEGAS REDEVELOPMENT	400 E STEWART AVE 8TH FLOOR LAS VEGAS NV	13934310062
CITY OF LAS VEGAS REDEVELOPMENT	400 E STEWART AVE 8TH FLOOR LAS VEGAS NV	13934710001
CITY OF LAS VEGAS REDEVELOPMENT	400 E STEWART AVE 8TH FLOOR LAS VEGAS NV	13934310076
CITY OF LAS VEGAS REDEVELOPMENT	400 E STEWART AVE 8TH FLOOR LAS VEGAS NV	13934310061
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312083
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312084
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312085
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312086
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312087
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312088
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312082
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312091
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312080
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312092
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312093
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312094
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312095
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312096
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312097
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312090
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312066
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312068
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312076

Report of All Selected Parcels**Case Number:** SDR-39394**Printed On:** Thu: September 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312098
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312070
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312123
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312073
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312072
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312063
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312074
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312067
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312077
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312078
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312069
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312081
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312071
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312130
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312062
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312122
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312124
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312125
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312126
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312127
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312121
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312129
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312118
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312131
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312132
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312133
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312134
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312135
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312138
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312128
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312110
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312100

Report of All Selected Parcels**Case Number:** SDR-39394**Printed On:** Thu: September 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312102
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312103
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312104
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312105
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312106
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312120
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312109
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312119
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312111
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312112
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312113
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312114
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312116
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312117
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312099
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312108
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312014
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312006
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312007
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312008
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312009
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312010
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312011
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312022
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312013
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312003
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312015
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312016
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312017
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312018
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312019
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312020

Report of All Selected Parcels**Case Number:** SDR-39394**Printed On:** Thu: September 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312043
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312012
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312338
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312327
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312329
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312330
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312331
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312332
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312334
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312335
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312005
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312337
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312004
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312340
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312342
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312343
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312344
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312001
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312002
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312023
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312336
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312053
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312044
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312045
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312046
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312047
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312048
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312050
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312021
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312052
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312059
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312054

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312055
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312056
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312057
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312326
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312058
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312325
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312051
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312033
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312024
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312025
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312026
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312027
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312028
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312029
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312030
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312139
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312032
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312042
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312034
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312035
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312036
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312037
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312038
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312039
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312061
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312031
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312257
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312225
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312248
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312249
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312250
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312251

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312318
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312253
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312254
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312319
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312256
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312245
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312258
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312259
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312260
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312261
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312262
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312264
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312265
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312266
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312267
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312255
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312235
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312320
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312226
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312227
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312228
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312229
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312230
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312231
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312232
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312247
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312234
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312270
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312236
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312237
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312238
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312239

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312240
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312241
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312242
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312243
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312244
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312233
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312298
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312288
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312289
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312290
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312291
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312292
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312293
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312294
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312295
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312268
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312297
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312285
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312299
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312309
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312302
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312303
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312304
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312305
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312306
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312307
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312308
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312296
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312311
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312316
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312271
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312272

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312273
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312274
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312275
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312315
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312314
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312276
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312287
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312312
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312286
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312278
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312140
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312279
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312280
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312281
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312282
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312283
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312284
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312269
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312313
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312145
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312151
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312177
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312150
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312149
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312148
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312147
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312323
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312187
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312179
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312175
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312144
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312180

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<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312170
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312182
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312183
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312184
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312185
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312186
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312146
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312163
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312224
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312169
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312168
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312167
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312166
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312171
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312172
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312164
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312152
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312174
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312176
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312161
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312160
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312159
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312158
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312157
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312154
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312153
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312181
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312173
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312215
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312207
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312208
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312209

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<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312188
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312321
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312143
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312212
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312213
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312205
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312141
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312210
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312216
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312217
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312218
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312219
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312220
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312221
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312222
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312223
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312214
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312197
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312191
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312190
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312204
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312189
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312142
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312192
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312196
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312322
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312198
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312199
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312200
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312201
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312202
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312203

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CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312324
CITYMARK JUHL L L C	701 B ST #1100 SAN DIEGO CA	13934312195
COLE & CASH'S CASTLE L L C	108 QUAIL RUN RD HENDERSON NV	13934410184
COLE & CASH'S CASTLE L L C	%B & D DUFFY 108 QUAIL RUN RD HENDERSON NV	13934310053
COUNTY OF CLARK	%K WILLIAMS 500 S GRAND CENTRAL PKWY 4TH FLR LAS VEGAS NV	13934210058
COUNTY OF CLARK(ADMINISTRATIVE)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210033
COUNTY OF CLARK(ADMINISTRATIVE)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210071
COUNTY OF CLARK(ADMINISTRATIVE)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934311088
COUNTY OF CLARK(ADMINISTRATIVE)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934311156
COUNTY OF CLARK(ADMINISTRATIVE)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210061
COUNTY OF CLARK(ADMINISTRATIVE)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934311157
COUNTY OF CLARK(ADMINISTRATIVE)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210082
COUNTY OF CLARK(ADMINISTRATIVE)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934311087
COUNTY OF CLARK(GENERAL SERV)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210074
COUNTY OF CLARK(RPM)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210038
COUNTY OF CLARK(RPM)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210041
COUNTY OF CLARK(RPM)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210037
COUNTY OF CLARK(RPM)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210039
COUNTY OF CLARK(RPM)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210036
COUNTY OF CLARK(RPM)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210042
COUNTY OF CLARK(RPM)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210040
COUNTY OF CLARK(RPM)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210034
COUNTY OF CLARK(RPM)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210043
COUNTY OF CLARK(RPM)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210035
COUNTY OF CLARK(RPM)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13934210044
COURY FAMILY L L C #6	%R COURY 2975 S HIGHLAND DR LAS VEGAS NV	13934311089
COURY FAMILY L L C #6	%R COURY 2975 S HIGHLAND DR LAS VEGAS NV	13934311090
CREMEN FRANK & LYNN	715 S 4TH ST LAS VEGAS NV	13934410150
CROSSHILL I L L C	500 S 4TH ST LAS VEGAS NV	13934311115
CROSSHILL I L L C	500 S 4TH ST LAS VEGAS NV	13934311118
CROSSHILL I L L C	500 S 4TH ST LAS VEGAS NV	13934311117
CROSSHILL I L L C	500 S 4TH ST LAS VEGAS NV	13934311116

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DALACAS FAMILY L P	1012 SECRET GARDEN ST LAS VEGAS NV	13934311139
DAMICO TONY	11024 CLARION LN LAS VEGAS NV	13934710016
DAVIS LARRY	3854 JEROME ST #3C SKOKIE IL	13934312339
DAWSON INVESTMENT L P #1	%K DAWSON 614 E FAIRWAY RD HENDERSON NV	13934311067
DAWSON JOSEPH & VERLA S FAM TR	%K DAWSON 614 E FAIRWAY RD HENDERSON NV	13934311065
DENIX LTD	3453 WHIPPLE AVE CHICAGO IL	13934312193
DENNISON STEVEN G & PAMELA J	30581 EMPEROR DR CANYON LAKE CA	13934312277
DIANE LESLIE TRUST	P O BOX 232107 LAS VEGAS NV	13934410182
DYNAVID LTD	631 LAS VEGAS BLVD S LAS VEGAS NV	13934410181
EDWARD L L C	320 S GARFIELD AVE #226 ALHAMBRA CA	13934311050
ENOMOTO JOHN Y ETAL	2035 HEATHER DR MONTEREY PARK CA	13934311004
ERUDITE TUGBOAT EXPEDITION CO	528 S CASINO BLVD 3RD FLOOR LAS VEGAS NV	13934311048
ESCOBAR LUZ MARCELA	1445 E COLVER PL COVINA CA	13934312317
F C R T C 20 L L C ETAL	%FINANCE 600 GRAND CENTRAL PKWY #350 LAS VEGAS NV	13934301008
FIELDER MEGAN A	1885 SOLARI DR RENO NV	13934312165
FLORES ELEANOR	217 S MAIMONE AVE SAN DIMAS CA	13934312115
FOURTH STREET PLACE L L C	%H & L REALTY & MGT CO P O BOX 7440 LAS VEGAS NV	13934410119
FOURTH STREET PLACE L L C	%H & L REALTY & MGT CO P O BOX 7440 LAS VEGAS NV	13934410120
FRASE ANDREW WAYNE	P O BOX 1218 APO AP	13934312301
FUMO OSVALDO E	1212 S CASINO CENTER LAS VEGAS NV	13934310056
G P PROPERTIES L L C	520 S 4TH ST LAS VEGAS NV	13934310058
GARCES VENTURE L L C	%R FINVARB 1065 KANE CONCOURSE #201 BAY HARBOR ISLANDS FL	13934311142
GARCES VENTURE L L C	%R FINVARB 1065 KANE CONCOURSE #201 BAY HARBOR ISLANDS FL	13934311143
GARCES VENTURE L L C	%R FINVARB 1065 KANE CONCOURSE #201 BAY HARBOR ISLANDS FL	13934311141
GARCES VENTURE L L C	%R FINVARB 1065 KANE CONCOURSE #201 BAY HARBOR ISLANDS FL	13934311140
GARDNER ADA TRUST	728 GARCES AVE LAS VEGAS NV	13934311138
GAVIA JOY	1451 MAIN ST #4 SANTA CLARA CA	13934312064
GIARDINO FAMILY TRUST	9 TOLUCA ESTATES DR TOLUCA LAKE CA	13934311112
GIARDINO FAMILY TRUST	9 TOLUCA ESTATES DR TOLUCA LAKE CA	13934311114
GIARDINO FAMILY TRUST	9 TOLUCA ESTATES DR TOLUCA LAKE CA	13934311113
GIUNTA ROBERT & LORI REV TR AGMT	881 SHIRLEY LN BOULDER CITY NV	13934310070
HAM VICKI ETAL	9009 ROBINSON RIDGE DR LAS VEGAS NV	13934311005

Report of All Selected Parcels**Case Number:** SDR-39394**Printed On:** Thu: September 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
HARRISON PROPERTIES LTD	%R HARRISON 713 LAS VEGAS BLVD S LAS VEGAS NV	13934410179
JAZA LAND 1 L L C	%J MORAN JR 630 S 4TH ST LAS VEGAS NV	13934311104
JAZA LAND 1 L L C	%J MORAN JR 630 S 4TH ST LAS VEGAS NV	13934311103
JAZA LAND 2 L L C	%J MORAN JR 630 S 4TH ST LAS VEGAS NV	13934310038
JOHNSON & JOHNSON PPTYS L L C	530 S 4TH ST LAS VEGAS NV	13934311111
K B REALTY L L C	%K BERRY 2300 W SAHARA AVE #800 LAS VEGAS NV	13934312341
KINT L L C	8804 PALM GREENS CT LAS VEGAS NV	13934410118
KOPPE FAMILY L P	%M/M P KOPPE 4545 RIVA DE ROMANZA LAS VEGAS NV	13934311093
KOPPE FAMILY LIMITED PARTNERSHIP	M/M KOPPE 4545 RIVA DE ROMANZA LAS VEGAS NV	13934310035
KOPPE GREGORY A SEPARATE FAM TR	711 S 4TH ST #205 LAS VEGAS NV	13934410151
LAGUNA CEDAR CLIFF PARTNERSHIP	1137 SO RANCHO DR #120 LAS VEGAS NV	13934310065
LAS VEGAS BOULEVARD DEV L L C	%A SCHWARTZ 2293 DUNEVILLE ST LAS VEGAS NV	13934410149
LAS VEGAS BOULEVARD DEV L L C	%A SCHWARTZ 2293 DUNEVILLE ST LAS VEGAS NV	13934410156
LAS VEGAS WEDDING BUREAU L L C	555 S 3RD ST LAS VEGAS NV	13934210060
LAW WILLIAM	28 HALSTED CIR ALHAMBRA CA	13934312089
LEWIS SHERRI Y	353 E BONNEVILLE AVE #612 LAS VEGAS NV	13934312194
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311019
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311011
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311015
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311049
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311016
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311031
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311030
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311029
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934210018
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311007
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311014
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311022
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311017
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311020
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311018
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311028

Report of All Selected Parcels**Case Number:** SDR-39394**Printed On:** Thu: September 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311027
LIVEWORK L L C ETAL	%FOREST CITY ENTERPRISES INC 50 PUBLIC SQUARE #1100 CLEVELAND OH	13934302009
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311023
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934210017
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311021
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311024
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311012
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311025
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311002
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311013
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311026
LIVEWORK L L C ETAL	%FOREST CITY RE TAX DEPT P O BOX 94877 CLEVELAND OH	13934311003
M H L FAMILY LIMITED PARTNERSHIP	6704 COSTA BRAVA RD LAS VEGAS NV	13934311151
MA KIN TAK ALBERT & KIN YA HELEN	3906 53RD ST WETASKIWIN AB T9A 1P4 CANADA	13934312101
MARKIL L L C	428 S 4TH ST LAS VEGAS NV	13934311119
MARKIL L L C	428 S 4TH ST LAS VEGAS NV	13934311120
MASON DAVID L	1137 SO RANCHO DR #120 LAS VEGAS NV	13934310078
MCGILL KIMBERLY L L C ETAL	%J SUPER 3585 W DIABLO DR #1 LAS VEGAS NV	13934310039
MEADOWLAND INVESTMENTS L L C	600 W RAND RD #A-104 ARLINGTON HTS IL	13934311134
MEADOWLAND INVESTMENTS L L C	600 W RAND RD #A-104 ARLINGTON HTS IL	13934311133
MEADOWLAND INVESTMENTS L L C	600 W RAND RD #A-104 ARLINGTON HTS IL	13934311135
MEADOWLAND INVESTMENTS L L C	600 W RAND RD #A-104 ARLINGTON HTS IL	13934311136
MOGERMAN IRWIN R	10040 S W 2ND ST PLANTATION FL	13934312328
N N N CITY CENTRE PLACE LLC ETAL	%THOMSON REUTERS INC 2235 FARADAY AVE #O CARLSBAD CA	13934301003
NELSON & LEHMAN PROPERTIES	%R NELSON II 3000 SUNGOLD DR LAS VEGAS NV	13934210059
NEVADA FOUNDATION CONSUMER ED	406 N NEVADA ST CARSON CITY NV	13934410115
NEVADA LEGAL SERVICES INC	800 S 6TH ST LAS VEGAS NV	13934310068
NEVADA LEGAL SERVICES INC	800 S 6TH ST LAS VEGAS NV	13934310067
NYAMUSWA GILBERT M	1704 AUTHENTIC CT HENDERSON NV	13934312333
OAKBROOK REALTY INVEST II L L C	1000 ROYCE BLVD OAKBROOK IL	13934201020
ONG INVESTMENTS L L C	8225 HORSESHOE BEND LN LAS VEGAS NV	13934310031
ONG MOON F & WANDA M FAMILY TR	8225 HORSESHOE BEND LN LAS VEGAS NV	13934310032

Report of All Selected Parcels**Case Number:** SDR-39394**Printed On:** Thu: September 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
P Q LAS VEGAS L L C	%FOREST CITY ENTPRS INC TERMINAL TOWER #1410 50 PUBLIC SQUARE CLEVELAND OH	13934201022
PALACE MOTELS INC	718 E FRANKLIN AVE LAS VEGAS NV	13934310057
PEBBLE & STIR L L C	710 S 4TH ST LAS VEGAS NV	13934410117
PEBBLE & STIR L L C	710 S 4TH ST LAS VEGAS NV	13934310051
PEPO MICHAEL & ROSANNA REV TR	40441 GEMELOS CT PALMDALE CA	13934312206
PHILLIPS DAVID LEE & ASSOCIATES	700 S 4TH ST LAS VEGAS NV	13934310052
PLANE REALTY CORP	%M DEMITRIEUS 2919 BEL AIR DR LAS VEGAS NV	13934310069
R & S P FAMILY TRUST ETAL	8981 W SAHARA AVE #120 LAS VEGAS NV	13934710018
R & S P FAMILY TRUST ETAL	8981 W SAHARA AVE #120 LAS VEGAS NV	13934710017
ROLLINS FAMILY TRUST	353 E BONNEVILLE AVE #413 LAS VEGAS NV	13934312107
RUDEL WESTON W LIVING TRUST	4860 HWY #15 FESSENDEN ND	13934310045
SEPULVEDA EDWARD	721 S CASINO CENTER BLVD LAS VEGAS NV	13934310040
SHARDA 1993 TRUST	3093 RED ARROW DR LAS VEGAS NV	13934311137
SHAWLER DAVID F	%O T SHAWLER P O BOX 67 MARSHALL IL	13934312246
SIX SIXTEEN SOUTH THIRD ST L L C	%K DAWSON 626 S 3RD ST LAS VEGAS NV	13934311068
SLADKY FRED E	400 LOGUE AVE MOUNTAIN VIEW CA	13934312049
SMITH FAMILY HOME	%J STEWART 1746 MANDEVILLE LN LOS ANGELES CA	13934410185
SOUTH FIRST L L C	2600 PASEO VERDE PKWY #250 HENDERSON NV	13934310020
SPACEMAKER L L C	214 N WEATHERLY DR BEVERLY HILLS CA	13934310054
SPINAZZOLA DONATO MARK	13330 TRAILHEAD PL SAN DIEGO CA	13934312079
STOFFEL DEREK J	353 E BONNEVILLE AVE #471 LAS VEGAS NV	13934312136
STONE FAMILY TRUST	353 E BONNEVILLE AVE #573 LAS VEGAS NV	13934312178
STURM C & F L L C	10539 RIVA DE DIORE ST LAS VEGAS NV	13934310059
STURM C & F L L C	10539 RIVA DE DIORE ST LAS VEGAS NV	13934310060
TAFOLLA LEO D	P O BOX 2112 LAS VEGAS NV	13934311153
TAING HUOD S	339 PEACH ST #A MONTEREY PARK CA	13934312263
TAYLOR CARL LEE	303 ATLANTIC AVE #300 VA BEACH VA	13934312040
TAYLOR JIMMY D & RENEE D	4955 S E CASA DEL REY MILWAUKIE OR	13934312310
THOMPSON RICHARD & ELAINE IRR TR	3109 DESMOND AVE LAS VEGAS NV	13934410116
TRINAYSTICH JOHN A & THOMAS N	722 S 3RD ST LAS VEGAS NV	13934410070
TRIOPOLY L L C	%J HUNT 2600 PINTO LN LAS VEGAS NV	13934310079
TRUSTEE CLARK COUNTY TREASURER	%MAUDIE DOG TRUST 2595 AVIV CT LAS VEGAS NV	13934310055

Report of All Selected Parcels**Case Number:** SDR-39394**Printed On:** Thu: September 16, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
TURNER BURTON W & DOROTHY FAM TR	29 BUCCANEER WY CORONADO CA	13934210072
USA	WASHINGTON DC	13934311144
USA	WASHINGTON DC	13934701001
USA	WASHINGTON DC	13934311145
USA	WASHINGTON DC	13934601001
VALLES RAY	12112 VISTA RANCH AVE SYLMAR CA	13934312300
VANASTEN MICHAEL G	N-169A ARROWHEAD RD FREMONT WI	13934312211
VEGAS VALLEY CORPORATION	229 LAS VEGAS BLVD S LAS VEGAS NV	13934410154
VINCE L L C	710 S 3RD ST LAS VEGAS NV	13934310046
VINCENT MICHELLE VALICA ETAL	124 APPIAN WY HENDERSON NV	13934210073
WAWERNA JOHN	881 SHIRLEY LN BOULDER CITY NV	13934310071
WAWERNA JOHN C	614 S 6TH ST LAS VEGAS NV	13934410183
WEISBART RICHARD D FAM TR	3160 W SAHARA AVE #A-22 LAS VEGAS NV	13934410113
WEISBART RICHARD D FAMILY TRUST	%DESERT REALTY 3160 W SAHARA AVE #A-22 LAS VEGAS NV	13934310043
WEISBART RICHARD D FAMILY TRUST	%DESERT REALTY 3160 W SAHARA AVE #A-22 LAS VEGAS NV	13934310044
WEISS MICHAEL B	2980 LAKE PLACID LN NORTHBROOK IL	13934312252
WESTWIND TRUST	2714 WESTWIND RD LAS VEGAS NV	13934410114
WESTWIND TRUST	2714 WESTWIND RD LAS VEGAS NV	13934310050
WESTWIND TRUST	2714 S WESTWIND RD LAS VEGAS NV	13934310049
WESTWIND TRUST	2714 S WESTWIND RD LAS VEGAS NV	13934310048
WHITEHEAD MARSHALL G & NANCY M	1231 E PERSHING AVE PHOENIX AZ	13934312060

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-36394

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 RONEUMUS
*STREETS & SANITATION (DPW)	JERRY WALKER	2875 RONEUMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2875 RONEUMUS
*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
08/31/2010

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-39394 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SCA DESIGN, LLC - OWNER: 521 SOUTH THIRD, LLC - Request for a Site Development Plan Review FOR A PROPOSED 8,303 SQUARE-FOOT OFFICE BUILDING on 0.16 acres at 521 South 3rd Street (APN 139-34-301-009), C-2 (General Commercial) Zone, Ward 3 (Reese).

PLANNING COMMISSION: *OCTOBER 21, 2010*

CITY COUNCIL: *NOVEMBER 17, 2010*

PLANNING SUPERVISOR: *STEVE GEBEKE*



PUBLIC HEARING

Comments Due: *SEPTEMBER 21, 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

SDR Application

10/24/10 PH Romeo

Report Date 08/31/2010 12:25 PM

Submitted By

Page 1

A/P # 39394 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	08/31/2010 09:52	984224	Temp COO		
Approved			COO issued		
Final			Expires		

Associated Information

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

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

SDR-39394 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SCA DESIGN, LLC - OWNER: 521 SOUTH THIRD, LLC - A request for a Site Development Plan Review FOR A PROPOSED 8,303 SQUARE-FOOT OFFICE BUILDING on 0.16 acres at 521 South 3rd Street (APN 139-34-301-009), C-2 (General Commercial) Zone, Ward 3 (Reese).

Parent A/P

Project # 39394 Project/Phase Name 521 S. 3RD ST OFFICE Phase #
Size/Area 0.16 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13934301009

Location

Owner/Tenant

Contact ID AC1195605 Name 521 SOUTH THIRD L L C
Mailing Address 520 S 4TH ST Organization
City LAS VEGAS State/Province NV
ZIP/PC 89101-6520 Country ☐ Foreign
Day Phone (702)384-5563 x Evening Phone
Fax (702)383-5960 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

521 S 3RD ST
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

13934301009

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SDR Application****Report Date** 08/31/2010 12:25 PM**Submitted By**

Page 2

Applicants/Contacts

Primary N **Capacity** OWNER **Contact ID** AC1195605 ☐ **Foreign**

Effective **Expire**

Name 521 SOUTH THIRD L L C

Day Phone (702)384-5563 x **Eve Phone** **Organization**

Pager **PIN #** **Position**

Fax (702)383-5960 **Mobile** **Profession**

E-Mail

Address 520 S 4TH ST
LAS VEGAS, NV 89101-6520

Seasonal Addr

Valid From **To**

Comments No Comments

Primary Y **Capacity** APPL **Contact ID** AC1648090 ☐ **Foreign**

Effective **Expire**

Name SCA DESIGN

Day Phone (702)719-2020 x **Eve Phone** **Organization**

Pager **PIN #** **Position**

Fax (702)269-9673 **Mobile** **Profession**

E-Mail

Address 9017 S. PECDS RD
SUITE #4450
HENDERSON, PA 89074

Seasonal Addr

Valid From **To**

Comments No Comments

Contractors

No Contractors

Item Description**Item Status**

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$500.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
408043 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
408041 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
408052 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
408044 FLOOD #1 (FLOOD CONTROL)	Incomplete
408051 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
408042 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
408045 ROW #1 (RIGHT-OF-WAY)	Incomplete
408050 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
408049 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
408048 SURVEY #1 (SURVEY)	Incomplete
408047 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
408046 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Failed
(PT-ENTER THE # OF LABELS)	
(ASSIGN CASE TO A PLANNER)	

Report Date 08/31/2010 12:25 PM

Submitted By

Page 3

Item Description

Item Status

(AT-COMPLETE DRT PROCESS)
(PT-NOTIFICATION MAP DATE)
(AT-ROUTE PLANS FOR REVIEW)
(AT-SEND PUB HEARING NOTICE)
(AT-SEND TO REVIEW JOURNAL)
(PT-SIZE OF NOTIFICATION AREA)
(STAFF RECOMMENDATION)
Check Licenses
Check Children Status
Check Open Cases

Not Checked
Children Successful
0

Fees

Status

Paid Date

Amount

NOTIFICATION & ADVERTISING FEE	P	08/31/2010 10:00	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	08/31/2010 10:00	30.00
PROCESSING FEE	P	08/31/2010 10:00	500.00

Total Unpaid 0.00 Total Paid 1030.00

Inspections

There are no Inspections for this Report

Review/Activities
Review #
Comments

Review Type

#

Status

Valved

Issued

Started

Completed

Comp By

408041	DEVCO	1	Incomplete	☐	08/31/2010 12:25			
408042	NEIGH P&S	1	Incomplete	☐	08/31/2010 12:25			
408043	B&S PLAN	1	Incomplete	☐	08/31/2010 12:25			
408044	FLOOD	1	Incomplete	☐	08/31/2010 12:25			
408045	ROW	1	Incomplete	☐	08/31/2010 12:25			
408046	TRAFFIC	1	Incomplete	☐	08/31/2010 12:25			
408047	TEFO	1	Incomplete	☐	08/31/2010 12:25			
408048	SURVEY	1	Incomplete	☐	08/31/2010 12:25			
408049	SID	1	Incomplete	☐	08/31/2010 12:25			
408050	SEWER	1	Incomplete	☐	08/31/2010 12:25			
408051	LAND DEV	1	Incomplete	☐	08/31/2010 12:25			
408052	FIRE ENG	1	Incomplete	☐	08/31/2010 12:25			

Activity Review Details

Detail SUBMITTAL CHECKLIST (SDR)

Modified By GKAPOVICH

Modified Date/Time 08/31/2010 09:52

Comments

No Comments

Report Date 08/31/2010 12:25 PM

Submitted By

Page 4

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plans (6 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	Y Landscape Plan (1 Folded, 1 Rolled Color)
Y Deed and Legal Description	Y Building Elevations (1 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
N

984224

08/31/2010 09:52

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.

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance?

N Parent Project link required?

Y 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

Meeting Info
Meeting Date
Comments
Added By

Meeting Type

Add Date

Meeting Status

Modified By

Modified Date

YES Votes

NO Votes

ABSTENTIONS

10/21/2010

PC

SCHEDULED

0

0

0

GKAPOVICH

08/31/2010

Report Date 08/31/2010 12:25 PM

Submitted By

Page 5

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

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#	970040	08/31/2010 10:01		0.00
	SHELDON COLEN, 702.400.2957, 521 SOUTH THIRD LLC CK 1040				

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: _____
 Project Address (Location) 521 S. 3rd St. LV, NV.
 Project Name 521 S. 3rd St. Office Proposed Use Office
 Assessor's Parcel #(s) 139-34-311-092 Ward # _____
 General Plan: existing X proposed _____ Zoning: existing X proposed _____
 Commercial Square Footage 8,303 Floor Area Ratio _____
 Gross Acres .16 Lots/Units 1 Density _____
 Additional Information _____

PROPERTY OWNER 521 South Third, LLC Contact Marty Keach
 Address 520 S. 4th St. Phone: 384-5563 Fax: 383-5960
 City LV State NV Zip 89101
 E-mail Address EMKEACH@YAHOO.COM

APPLICANT SCA Design Contact Sheldon Cohen
 Address 9017 S. Pecos Rd. #4450 Phone: 719-2020 Fax: 269-9673
 City Hend State NV Zip 89074
 E-mail Address SCADESIGNLV@AOL.COM

REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

Property Owner Signature* _____

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

Print Name ECKLEY M. KEACH, MANAGING MEMBER

Subscribed and sworn before me

This 31st day of August, 20 10

[Signature]

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-39394</u>
Meeting Date:	<u>10/21/10</u>
Total Fee:	<u>1,030</u>
Date Received:*	<u>8/31/10</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-39394** APN: 139-34-311-092
Name of Property Owner: 521 S. 3rd St. LLC
Name of Applicant: 521 S. 3rd St. LLC
Name of Representative: SCA Design

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: _____

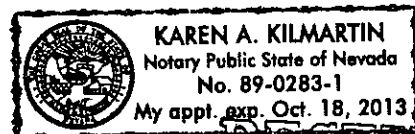
Signature of Property Owner: _____

Print Name: Eckly Kerd, manager 521 South Third LLC

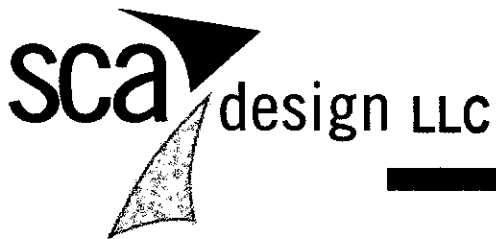
Subscribed and sworn before me

This 27 day of August, 2010

[Signature]
Notary Public in and for said County and State



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AUG 31 2010



9017 S. Pecos Road, Suite 4450

Henderson, NV 89074

Tel.: (702) 719-2020 Fax: (702) 269-9673

Michael Andersen, AIA, Architect (License No. 3122)

Sheldon Colen, Residential Designer (License No. 95-P)

August 31, 2010

City of Las Vegas

RE: Justification Letter for project located at 521 S. Third Street (APN 139-34-311-092)

To Whom It May Concern:

The following information is to serve as justification for this project:

Name of proposed project: 521 S. Third Street Office

Explanation of intent: This Pre-application Conference Request is being submitted for an office building on said property. This project (Reference SDR-34450) was approved for a Site Development Plan review on August 18, 2009 by the council. The plans, however have changed. The proposed building is now a 8,303 square foot two story office building on the 0.16 acres instead of the previously approved 5,705 square foot one story office project.

The property is under C-2 (General Commercial) zone. Landscaping will meet conditions identified in Title 19. As previously approved, the office building height will be at approximately 30'-0" above the finish floor and 33'-9" at the highest point. Exterior finish materials include split face CMU block along the sides of the building and limestone veneer and colored concrete panels along the face of the building. Lighting fixtures will accent the building and building-mounted lighting will be illuminate the parking areas. No monument signage will be submitted for approval at this time.

Total acreage: 0.16 acres

Total number of lots: (1) One Lot, (1) One Building

Sincerely,

Sheldon Colen

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SDR-39394

CLARK COUNTY BUSINESS LICENSE

LICENSE NUMBER: 2000128-055

NAICS CODE: 541310.1

LICENSE PERIOD BEGINS: 12/01/2009

LICENSE EXPIRATION DATE: 11/30/2010

POST IN A CONSPICUOUS PLACE AT THE BUSINESS LOCATION

ISSUED TO:

SCA Design, LLC
9017 S Pecos Rd Suite 4450
Henderson, NV 89074

BUSINESS LOCATION ADDRESS:

9017 S Pecos Rd Suite 4450
Henderson, NV 89074

TYPE OF LICENSE: Architectural Firm

LAND USE: R-1

Current Planning Comments :

C-P zone. Approved for architectural firm.

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DISCLAIMER

ISSUANCE OF A BUSINESS LICENSE IS NOT AN ENDORSEMENT OF THE BUSINESS PRACTICE OF THE LICENSEE.

Please See Reverse Side For Additional Information

Jacqueline R. Holloway

JACQUELINE R. HOLLOWAY
Director of Business License

DEPARTMENT OF BUSINESS LICENSE

500 S Grand Central Pky
Box 551810
Las Vegas NV 89155-1810
Phone: (702) 455-4252

20060522-0001206

A.P.N.: 139-34-311-092
File No: NCS-234417-WCLV (tl)
R.P.T.T.: \$5,100.00

Fee: \$15.00 RPTT: \$5,100.00
N/C Fee: \$0.00

05/22/2006 09:48:16
T20060090007

Requestor:
FIRST AMERICAN TITLE COMPANY OF NEVADA

Frances Deane KGP
Clark County Recorder Pgs: 4

When Recorded Mail To: Mail Tax Statements To:
521 SOUTH THIRD LLC
520 South Fourth Street
Las Vegas, NV 89101

4-2

A

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION receipt of which is hereby acknowledged,

Justice Center Parking, LLC, a Nevada Limited Liability Company

do(es) hereby GRANT, BARGAIN and SELL to

521 SOUTH THIRD LLC, a Nevada Limited Liability Company

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

LOTS ELEVEN (11) AND TWELVE (12) IN BLOCK TWENTY SIX (26) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

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: 05/18/2006

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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

a) 139-34-311-092
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. Total Value/Sales Price of Property:

\$1,000,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$1,000,000.00

Real Property Transfer Tax Due

\$5,100.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per 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 375.090, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: Grantor

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Justice Center Parking, LLC

Address: 330 E. Charleston, Suite 200

City: Las Vegas

State: NV Zip: 89104

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: 521 SOUTH THIRD LLC

Address: 520 South Fourth Street

City: Las Vegas

State: NV Zip: 89101

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

First American Title Insurance
Company National Commercial

Print Name: Services

File Number: NCS-234417-WCLV tl/dt

Address: 9960 West Cheyenne Avenue, Suite 240

City: Las Vegas

State: NV Zip: 89129

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

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AUG 31 2010

Justice Center Parking, LLC, a Nevada Limited
Liability Company

James Dean Leavitt
By: James Dean Leavitt, Manager

STATE OF NEVADA)
COUNTY OF CLARK) ss.

This instrument was acknowledged before me on 5/18/06 by
James Dean Leavitt, Manager of Justice Center Parking, LLC.

Kathryn M. Wetzel
Notary Public

(My commission expires: 12/16/09)



COPY

RECEIVED
AUG 31 2010

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 139-34-311-092
b) _____
c) _____
d) _____

2. Type of Property

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c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
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g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

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\$1,000,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$1,000,000.00

Real Property Transfer Tax Due

\$5,100.00

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Signature: [Signature]

Capacity: Manager/Grantor

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Justice Center Parking, LLC

Address: 330 E. Charleston, Suite 200

City: Las Vegas

State: NV Zip: 89104

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: 521 SOUTH THIRD LLC

Address: 520 South Fourth Street

City: Las Vegas

State: NV Zip: 89101

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

First American Title Insurance
Company National Commercial

Print Name: Services

File Number: NCS-234417-WCLV tl/dt

Address: 9960 West Cheyenne Avenue, Suite 240

City: Las Vegas

State: NV Zip: 89128

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

RECEIVED
AUG 31 2010