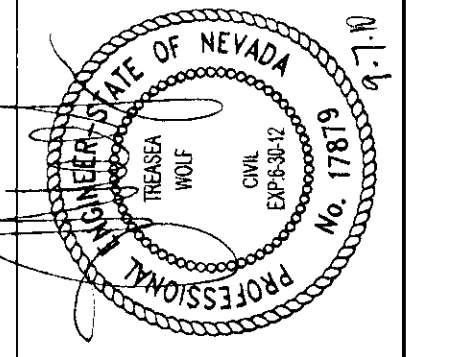




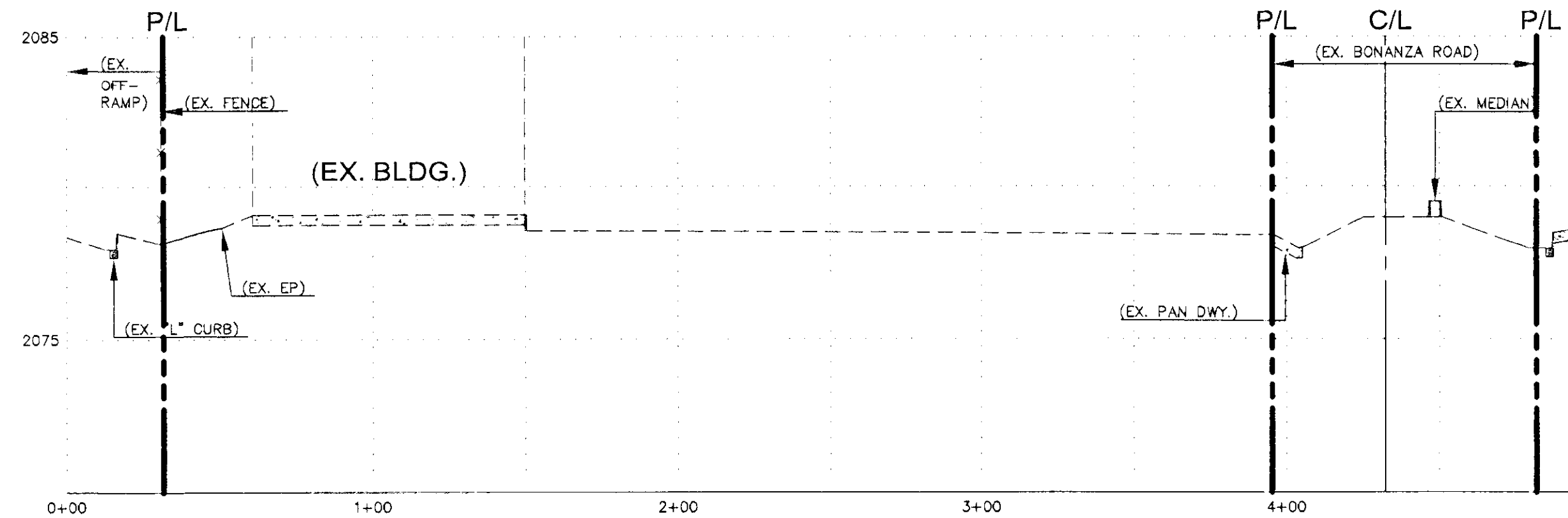
APPROVAL		DATE	INITIALS
REVISIONS			
DATE	REV	DESCRIPTION	OF REVISION

RANCHO CIRCLE SHOPPING CENTER, LLC
SEC BONANZA & RANCHO

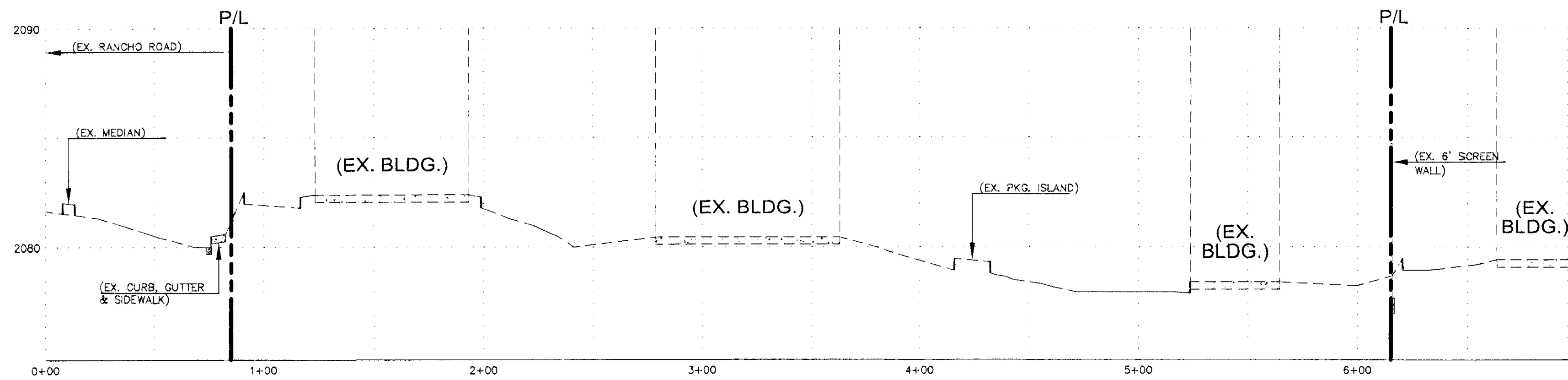
CROSS SECTIONS

SUBMITTAL NO. 1
DATE: SEPTEMBER 7, 2010
WE PROJECT NO. 1198.00
AGENCY NO. TM-
SHEET NO.: CS

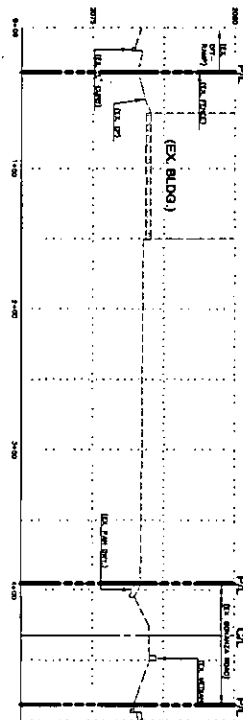
TMP-39484



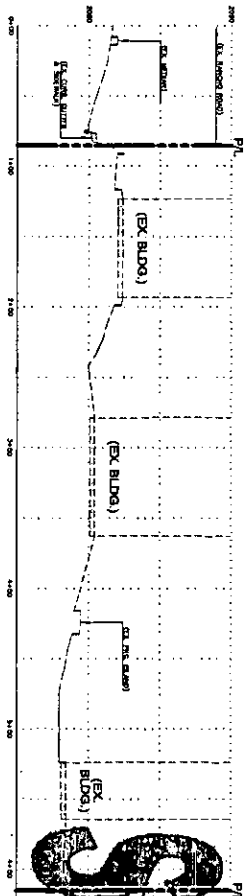
A NORTH-SOUTH CROSS SECTION
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=4'



B EAST-WEST CROSS SECTION
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=4'



A NORTH-SOUTH CROSS SECTION
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=4'



B EAST-WEST CROSS SECTION
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=4'

RECEIVED
SEP 07 2010
CS

RANCHO CIRCLE SHOPPING CENTER, LLC
SEC BONANZA & RANCHO

CROSS SECTIONS

REVISIONS

DATE	REV	DESCRIPTION OF REVISION

APPROVAL



WIB
WILLIAM B. BROWN, INC.
1000 S. BONANZA AVE.
SUITE 100
LAS VEGAS, NV 89101
TEL: 702.873.5348
FAX: 702.873.5348

TMP-39484

Randus Circle Shopping Center

APPENDIX B

TENTATIVE MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each tentative map application:

A. Tentative Map Contents

- ☒ 1. Name of the proposed subdivision.
- ☒ 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.
- ☒ 3. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- ☒ 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- ☒ 5. Identification of adjoining properties.
- ☒ 6. Existing topography (obtained by actual survey at one (1) foot contours (based on city datum) on-site and within one hundred fifty (150) feet of the proposed subdivision (except for the interior of existing subdivisions within one hundred fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.
- ☒ 7. Existing structures and other physical features.
- ☒ 8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence. Letters may be used to identify common lots.
- ☒ 9. Existing and proposed street right-of-way widths, grades (with the direction of drainage indicated) and corner radii.
- ☒ 10. Existing and proposed street names.
- N/A ☐ 11. Except for commercial subdivisions, existing and proposed street addresses or address ranges for each block, in accordance with the City's street addressing regulations.
- ☒ 12. Locations and widths of existing and proposed utility rights-of-way and easements.

B - 1

RECEIVED
SEP 07 2010

- ☒ 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- ☒ 14. Existing and proposed storm drains.
- ☒ 15. Proposed sanitary sewer systems, showing pipe sizes, manholes, direction of flow and point of connection to existing facilities.
- ☒ 16. Existing and proposed potable water mains and, for subdivisions to be supplied by wells, the location, pressure and capacity of such wells, and the potential population capable of being served by such wells. The wells must be authorized under State certificate.
- N/A ☒ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi-public uses.
- ☒ 18. Existing street names, rights-of-way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.
- N/A ☒ 19. If required, an Impact Statement in accordance with Section 18.08.090 and a Traffic Management Plan.
- ☒ 20. Note on the map indicating whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools, are to be public or private.
- N/A ☒ 21. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Supplemental Information

The following supplemental information may be required by the Department of Public Works or the Department of Planning and Development. When required, it shall be submitted on separate drawings or sheets.

- N/A ☒ 1. A Traffic Impact Analysis, Single Subdivision Access Report, or Master Driveway and Onsite Circulation Plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.
- ☐ 2. Development Impact Notice and Assessment (DINA) per Section 19A.18.010(E) of the Zoning Code.
- N/A ☒ 3. Any proposed deviations from City standards.

- ☐ 4. A copy of the deed for the property, if required.
- ☒ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Table "A" contained in Chapter 18.08, the applicant shall submit three copies of a plan or proposed perimeter grades which indicates all such walls. This plan may be superimposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in Table "A."
- ☐ 6. A compatible digital format copy of the tentative map.
- N/A ☒ 7. If applicable, a letter indicating that an in-lieu-of park is proposed.

reviewed 9/7/10 Lkp



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. John D. Bayer
Rancho Circle Shopping Center
4270 Decatur Boulevard, Suite B-11
Las Vegas, Nevada 89103

**RE: TMP-39484 - TENTATIVE MAP RELATED TO VAC-39480
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Mr. Bayer:

Your request for a Tentative Map FOR A ONE LOT COMMERCIAL SUBDIVISION on 4.65 acres at 320 North Rancho Drive (APN 139-29-801-004), C-2 (General Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on October 21, 2010.

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

Planning and Development

1. Approval of and conformance to the conditions of approval for a Petition to Vacate (VAC-39480) a public drainage easement over the subject site, shall be required, if approved.
2. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
3. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

Mayor
Oscar B. Goodman

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



4. Prior to recordation, a note shall be added to the final map to provide irrevocable, perpetual common access and parking to all driveways, drive aisles and parking spaces for all sites located within the boundaries of the commercial subdivision.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Grant a 13-foot roadway easement for possible future widening along Bonanza Road in accordance with the City's Master Plan of Streets and Highways adjacent to this site prior to or concurrent with the recordation of the Final Map for this site. This condition shall not be enforced over any area that is currently occupied by a building.
7. A Petition of Vacation, such as VAC-39480, shall be recorded to eliminate the on-site drainage easement prior to the recordation of a Final Map for this site. Alternatively, show the existing public drainage easement on the Final Map prior to recordation.
8. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
 - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
9. Remove and replace all substandard sidewalk improvements adjacent to this site and replace with new sidewalk improvements meeting Current City Standards unless otherwise allowed by the City Engineer.
10. Landscape and maintain all unimproved rights-of-way on Bonanza Road and Rancho Drive 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.

11. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.
12. All subdivided parcels comprising this commercial subdivision shall provide perpetual inter-site common drainage rights across all existing or future parcel limits and a note to this effect shall appear on the Final Map for this site.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

This action by the Planning Commission on **October 21, 2010** is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **October 28, 2010**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Jody Belsick
Walker Engineering, LLC
5765 South Rainbow Boulevard, Suite #101
Las Vegas, Nevada 89118

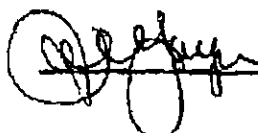
CITY OF LAS VEGAS	
ONE MOTION / ONE VOTE	
	Planning and Development Department
	Case Planning Division
	731 South Fourth Street
	Las Vegas, Nevada 89101
	(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: TMP-39484 - APPLICANT/OWNER: RANCHO CIRCLE SHOPPING CENTER, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **OCTOBER 21, 2010** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Carman Burney** at (702) 385-7268. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **OCTOBER 20, 2010.**

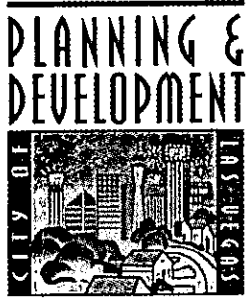
 MANAGER 10/20/2010
Signature Date

JOHN D. BAYER
Please Print Name

Rancho Circle Shopping Center LLC
Company Name

Sincerely,

Steve Gebcke, AICP
Planning Supervisor
Case Planning Division



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 8, 2010

Mr. John D. Bayer
Rancho Circle Shopping Center
4270 Decatur Boulevard, Suite B-11
Las Vegas, Nevada 89103

**RE: TMP-39484 - TENTATIVE MAP RELATED TO VAC-39480 - RANCHO
CIRCLE SHOPPING CENTER (A COMMERCIAL SUBDIVISION)
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Mr. Bayer:

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: Ms. Jody Belsick
Walker Engineering, LLC
5765 South Rainbow Boulevard, Suite #101
Las Vegas, Nevada 89118

Mayor
Oscar B. Goodman

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

City Manager
Elizabeth N. Fretwell



Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: September 21, 2010
Re: **TMP-39484** Rancho Circle Shopping Center, LLC 320 N. Rancho Dr.
Request for a Tentative Map for a one lot commercial subdivision on 4.65 acres

CONDITIONS OF APPROVAL:

1. Grant a 13-foot roadway easement in accordance with the City's Master Plan of Streets and Highways along Bonanza Road adjacent to this site prior to or concurrent with the recordation of the Final Map for this site. This condition shall not be enforced over any area that is currently occupied by a building.
2. A Petition of Vacation, such as VAC-39480, shall be recorded to eliminate the on-site drainage easement prior to the recordation of a Final Map for this site. Alternatively, show the existing public drainage easement on the Final Map prior to recordation.
3. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
 - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
4. Remove and replace all substandard sidewalk improvements adjacent to this site and replace with new sidewalk improvements meeting Current City Standards unless otherwise allowed by the City Engineer.
5. Landscape and maintain all unimproved rights-of-way on Bonanza Road Rancho Drive 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.
6. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.
7. All subdivided parcels comprising this commercial subdivision shall provide perpetual inter-site common drainage rights across all existing or future parcel limits and a note to this effect shall appear on the Final Map for this site.
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.



September 23, 2010

Department of Community Planning & Development
City of Las Vegas
731 S. Fourth Street
Las Vegas, NV 89101

SUBJECT: TMP-39484 – RANCHO CIRCLE SHOPPING CENTER (1 LOTS/UNITS)

Gentlemen:

We have completed a review of the above map as submitted and conditionally approve it subject to the following:

1. Written verification from the Division of Environmental Protection of the State Department of Conservation and Natural Resources that the **Tentative Map** or plan has been approved with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law.
2. When there is more than one onsite service connection, the water lines shall be installed in accordance with the UDACS. This includes water/sewer parallel separations and crossings.
3. **The following is part of the Improvement Plan review at the Southern Nevada Health District as previously e-mailed to the Engineering firms on 9/9/05. Please inform Engineering and Design staff.**

For Subdivisions having an onsite Fire Protection Water Loop connected to the offsite or onsite potable water main by means of a Backflow Prevention Device or pump and separate from the onsite Domestic/Potable Water supply lines (i.e. Commercial Subdivisions):

- a. Submit any provisions to periodically circulate and/or flush potable water through the Fire Protection Water lines or else:
 - b. **The Fire Protection Water is considered non-potable** and therefore:
 - i. The Fire Protection Water lines will adhere to the UDACS separation requirements of subsections 2.23.01, 2.22, and 2.04 as non-potable water lines (i.e. 6' minimum horizontal separation and 6" minimum vertical separation from potable water lines).
 - ii. Separation of the Fire Water lines from the storm and sanitary sewer lines (i.e. 5' - 6' minimum horizontal separation) should be maintained in order to protect the offsite potable water after the Backflow Prevention Device.
4. Add a note on all Utility Plans displaying a "Fire" Water line that is worded **exactly** as follows:

FIRE WATER AT DOMESTIC WATER CROSSINGS

All Non-Potable Fire Water Lines crossing Potable Domestic Water Lines are to be installed with "a vertical separation of no less than six inches..." and in accordance with UDACS 2.23.01, 2.04.05, 2.22.02.B1, and 2.22.02.B2."

5. If there is a potential for a pretreatment device such as a Grease Interceptor, Sand-Oil Separator or similar to be installed, the building sewer inverts should be located at an elevation that allows for gravity flow of wastewater from the building drains through the pretreatment device and to the building sewer.

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OCT - 1 2010

The following items must also be submitted for review and approval before the Final Map Mylar will be signed:

1. A copy of the Final Map which must contain the P.L.S. stamp, signature and date (wet stamp not required).
2. Improvement plans which must contain the P.E. stamp, signature and date (wet stamp not required). Include "Finished Floor" elevations and "Sanitary Sewer Manhole" rim elevations on all UTILITY PLANS to expedite review of the required sewer "BACK WATER VALVES" on your improvement plans. **The applicable Plan Review Fee must accompany the Improvement Plan submittal.**
3. A letter from the appropriate sewer agency stating that service from the existing system of community sewerage will be extended to the subdivision and the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service or that the facility will be expanded to provide for the added service.
4. A letter from the appropriate water utility stating that it will supply water for domestic and fire protection purposes, that the system has the necessary facilities to treat water to meet the standards of the Water Supply Regulations Part I, and that the capacity is available to meet the demands upon the system.
5. Written verification from the Division of Environmental Protection of the State Department of Conservation and Natural Resources that the **Final Map** or plan has been approved with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law.

If you have any questions, please do not hesitate to contact this office at (702) 759-0661.

Sincerely,

ENVIRONMENTAL HEALTH DIVISION



Walter B. Ross, PE. REHS
Environmental Health Engineer/Supervisor

xc: Rancho Circle Shopping Center, LLC
Walker Engineering, LLC

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OCT - 1 2010

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:

TMP-39484

Aida Brents Resident Council

Bonanza Park HOA

Bonanza Village NA

Charleston Estates NA

Desert Garden HOA

Diamond Point NA

G-704 NA

Harry Levy Gardens Resident Council

Hillcrest at Summit Hills HOA

Marble Manor Annex Resident Council

Palomino Area Preservation Association (PAPA)

Pinto Palomino Residents NA

Rancho Bel Air HOA

Rancho Circle HOA

Rancho Manor NA

Rancho Nevada Estates HOA

Rancho Oakey NA

Rancho Springs NA

Village Paseo HOA

WLV-NAA4

WLV-NAA6

WLV-NAA7



**LAS VEGAS VALLEY
WATER DISTRICT**

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvwd.com

October 21, 2010

State of Nevada
Division of Water Resources
400 Shadow Lane, Suite 201
Las Vegas, Nevada 89106

Gentlemen:

**SUBJECT: STATEMENT OF WATER AVAILABILITY – CURRENTLY SERVED – TMP-39484
BONANZA AND RANCHO, S/E; A.P.N. 139-29-801-004**

The Las Vegas Valley Water District (District) has reviewed the above subject project. This one (1) lot commercial site is currently being provided water service from the District. Therefore, the existing development will continue to be served by the District.

An additional water commitment may be required for any additional development at the subject site. An additional water commitment will be required if additional domestic meters are required.

For recordation purposes, please verify the following text has been placed on the original map:

Recordation of this subdivision map will establish a limited water commitment from the LVVWD as follows:

LOT/BLOCK
1

ACRE-FEET/YEAR
1.0

If you have any questions, please contact Karen Jensen at 258-3276.

Sincerely,
Original Signed By:
GARY M. LANGE

Gary M. Lange, Supervisor
Engineering Services Division

GML/kj

cc: Southern Nevada Health District
City of Las Vegas Planning Department ✓
Walker Engineering
Rancho Circle Shopping Center, Developer

RECEIVED
10 OCT 22 PM 3:05
PLANNING AND
DEVELOPMENT

10-21 PC

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

TMP-39484

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
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC

SENT VIA COURIER OR INTER-OFFICE MAIL

*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEMUS
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
FIRE COMMUNICATIONS	SHARON OZUNA	500 CASINO CENTER
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

SENT VIA COURIER "U.S." MAIL

CLARK COUNTY HEALTH DISTRICT (SUBDIVISIONS)	WALTER ROSS
CLARK COUNTY SCHOOL DISTRICT	LINDA PERRI
CLARK COUNTY ZONING	
DIVISION OF WATER RESOURCES	
LAS VEGAS VALLEY WATER DISTRICT	DOA MEADE
NEVADA POWER COMPANY	
SOUTHWEST GAS COMPANY	
EMBARQ	
UNITED STATES POSTAL SERVICE	

*** 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**

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

TMP-39484 - TENTATIVE MAP – RANCHO CIRCLE SHOPPING CENTER - APPLICANT/OWNER:
RANCHO CIRCLE SHOPPING CENTER, LLC - Request for a Tentative Map FOR A ONE LOT
COMMERCIAL SUBDIVISION on 4.65 acres at 320 North Rancho Drive (APN 139-29-801-004), C-2
(General Commercial) Zone, Ward 5 (Barlow).

PLANNING COMMISSION: **OCTOBER 21, 2010**

CITY COUNCIL: **NOVEMBER 17, 2010**

PLANNING SUPERVISOR: **STEVE GEBEKE**



CONSENT

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:

YK

Report Date 09/08/2010 01:40 PM

Submitted By

Page 1

A/P # 39484 TENTATIVE MAP

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	09/07/2010 13:47	982998	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

TMP-39484 - TENTATIVE MAP - SEC BONANZA & RANCHO - APPLICANT/OWNER: RANCHO CIRCLE SHOPING CENTER, LLC. - Request for a Tentative Map FOR A ONE LOT COMMERCIAL SUBDIVISION on 4.65 acres at 320 North Rancho Drive (APN 139-29-801-004), C-2 (General Commercial) Zone, Ward 5 (Barlow).

Parent A/P

Project #	39484	Project/Phase Name	SEC BONANZA & RANCHO	Phase #	
Size/Area	4.62 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13929801004

Location

Owner/Tenant

Contact ID	AC585292	Name	RANCHO CIRCLE SHOPPING CTR L L C	Organization	% J BAYER
Mailing Address	3463 HAVERFORD AVE			State/Province	NV
City	LAS VEGAS			Country	☐ Foreign
ZIP/PC	89121-3536			Evening Phone	
Day Phone	(702)968-8056 x			Mobile #	
Fax					

A/P Linked/Addresses

No Addresses are linked to this Application

Linked/Addresses

2401 W BONANZA RD
LAS VEGAS, 89106-

2301 W BONANZA RD
LAS VEGAS, 89106-

2401 W BONANZA RD G
LAS VEGAS, 89106-

2401 W BONANZA RD A
LAS VEGAS, 89106-

2401 W BONANZA RD B
LAS VEGAS, 89106-

Report Date 09/08/2010 01:40 PM

Submitted By

Page 2

Address

Parcel Link

AP Link

2401 W BONANZA RD C
LAS VEGAS, 89106-

2401 W BONANZA RD D
LAS VEGAS, 89106-

2401 W BONANZA RD E
LAS VEGAS, 89106-

2401 W BONANZA RD F
LAS VEGAS, 89106-

2401 W BONANZA RD J
LAS VEGAS, 89106-

2401 W BONANZA RD K
LAS VEGAS, 89106-

2401 W BONANZA RD L
LAS VEGAS, 89106-

2401 W BONANZA RD M
LAS VEGAS, 89106-

2401 W BONANZA RD N
LAS VEGAS, 89106-

2401 W BONANZA RD O
LAS VEGAS, 89106-

2401 W BONANZA RD P
LAS VEGAS, 89106-

2401 W BONANZA RD Q
LAS VEGAS, 89106-

2421 W BONANZA RD
LAS VEGAS, 89106-

2441 W BONANZA RD
LAS VEGAS, 89106-

330 N RANCHO DR
LAS VEGAS, 89106-

Report Date 09/08/2010 01:40 PM

Submitted By

Page 3

Address

Parcel Link

AP Link

320 N RANCHO DR
LAS VEGAS, 89106-

AP Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

AP Linked Parcels

13929801004

Applicants/Contacts

Primary N Capacity OTHER Other REP Contact ID AC1340536 ☐ Foreign
Effective Expire
Name WALKER ENGINEERING, LLC
Day Phone (702)873-5197 x Eve Phone Organization
Pager PIN # Position
Fax (702)873-5346 Mobile Profession
E-Mail
Address 5765 S RAINBOW BLVD #101
LAS VEGAS, NV 89118
Seasonal Addr
Valid From To
Comments Jody Belsick, PE

Primary Y Capacity OWNER Contact ID AC585292 ☐ Foreign
Effective Expire
Name RANCHO CIRCLE SHOPPING CTR L L C
Day Phone (702)968-8056 x Eve Phone Organization % J BAYER
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 3463 HAVERFORD AVE
LAS VEGAS, NV 89121-3536
Seasonal Addr
Valid From To
Comments John Bayer 968-8056

Contractors

No Contractors

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	09/07/2010 14:04	750.00
Total Unpaid	0.00	Total Paid	750.00

Report Date 09/08/2010 01:40 PM

Submitted By

Page 4

Inspections

There are no inspections for this Report

Review Activities

Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
----------	-------------	---	--------	--------	--------	---------	-----------	---------

Activity Review Details

Detail SUBMITTAL CHECKLIST (TMP)

Modified By JMARSHALL

Modified Date/Time 09/07/2010 13:46

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y	Pre-Application Conference Checklist	Y	Cross Section Drawing (7 Copies)
Y	Application/Petition Form	Y	Laser Print Tentative Map
Y	Deed and Legal Description	Y	Laser Print Cross Section
Y	Tentative Map Checklist	Y	Statement of Financial Interest
Y	Tentative Map (21 Folded Blue Lines, 1 Rolled Colored)	Y	Perimeter Wall Detail
N	DINA (if applicable)		

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions

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

No Conditions

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

No children exist for this project

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

There is no planning condition for this project.

Report Date 09/08/2010 01:40 PM

Submitted By

Page 5

TENTATIVE MAP

N Project of Regional Significance?

N Is this a Residential Subdivision?

N DINA Required?

1 Number of Lots/Units (excluding common areas)

N Parent Project link required?

Hearing Type

N Will this go to the City Council?

Public or Non-Public NON-PUBLIC

Legal Subdivision Name
SEC BONANZA & RANCHO

Staff Recommendation

Meeting Information

Meeting Information	Meeting Date	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Comments Added By	Add Date	Modified By	Modified Date			
10/21/2010	PC	SCHEDULED		0	0	0
JMARSHALL	09/07/2010					

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

No children exist for this project

Employee	Last	First	MI	Comments
Employee ID				

No Employee Entries

Log	Description	Entered By	Start	Stop	Hours
Action					
Comments					
PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	09/07/2010 14:05		0.00
	TREASEA WOLF, RANCHO CIRCLE SHOPPING CENTER CK 3139, 702.873.5197				
FEE	FEE	982721	09/07/2010 13:52	09/07/2010 13:52	0.00
	Notification fee deleted as the item is a non-public item.				

No Model Home Details



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-39484** APN: 139-29-801-004

Name of Property Owner: RANCHO CIRCLE SHOPPING CENTER, LLC

Name of Applicant: RANCHO CIRCLE SHOPPING CENTER, LLC

Name of Representative: WALKER ENGINEERING, LLC

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

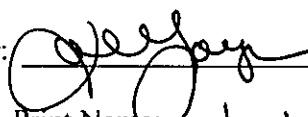
☒ No

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: _____

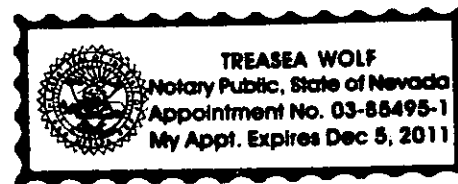
Signature of Property Owner:  MANAGER

Print Name: JOHN D. BAYER

Subscribed and sworn before me

This 1 day of September, 2010

Treasea Wolf
Notary Public in and for said County and State



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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: TENTATIVE MAP

Project Address (Location) 320 N. RANCHO

Project Name SEC BONANZA & RANCHO Proposed Use COMMERCIAL

Assessor's Parcel #(s) 139-29-801-004 Ward #

General Plan: existing proposed Zoning: existing C-2 proposed C-2

Commercial Square Footage Floor Area Ratio

Gross Acres 4.62 Lots/Units 1 Density

Additional Information EXISTING COMMERCIAL CENTER THAT OWNER WOULD LIKE TO CREATE ONE LOT COMMERCIAL SUBDIVISION

PROPERTY OWNER RANCHO CIRCLE SHOPPING CENTER Contact JOHN D. BAYER, Manager

Address 4270 DECATUR, SUITE B-11 Phone: 968-8056 Fax: 968-8001

City LAS VEGAS State NV Zip 89103

E-mail Address

APPLICANT RANCHO CIRCLE SHOPPING CENTER Contact JOHN D. BAYER, Manager

Address 4270 DECATUR, SUITE B-11 Phone: 968-8056 Fax: 968-8001

City LAS VEGAS State NV Zip 89103

E-mail Address

REPRESENTATIVE WALKER ENGINEERING, LLC Contact JODY BELSICK, PE

Address 5765 S. RAINBOW BLVD., SUITE 101 Phone: 873-5197 Fax: 873-5346

City LAS VEGAS State NV Zip 89118

E-mail Address jbelsick@walker-eng.com

FOR DEPARTMENT USE ONLY

Property Owner Signature* [Signature] MANAGER

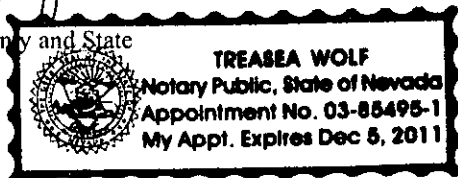
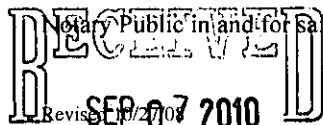
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name JOHN D BAYER

Subscribed and sworn before me

This 1 day of September, 20 10

Treasea Wolf



Case #	<u>TMP- 39484</u>
Meeting Date:	<u>10/21/10</u>
Total Fee:	<u>750.00</u>
Date Received:*	<u>9/7/10</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.

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

RANCHO CIRCLE SHOPPING CENTER, LLC A NEVADA LIMITED-LIABILITY COMPANY

Business Entity Information

Status:	Active	File Date:	9/19/2002
Type:	Domestic Limited-Liability Company	Entity Number:	LLC11485-2002
Qualifying State:	NV	List of Officers Due:	9/30/2011
Managed By:	Managers	Expiration Date:	9/19/2502
NV Business ID:	NV20021116457	Business License Exp:	9/30/2011

Registered Agent Information

Name:	WILLIAM L. MC GIMSEY	Address 1:	3017 W CHARLESTON BLVD
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89102
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent		
Status:	Active		

Financial Information

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

Officers

☐ Include Inactive Officers

Managing Member - JJVJJ HOLDINGS, LLC			
Address 1:	4270 S. DECATUR BLVD., #B11	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89103	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	LLC11485-2002-001	# of Pages:	5
File Date:	9/19/2002	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC11485-2002-003	# of Pages:	1
File Date:	11/26/2002	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC11485-2002-002	# of Pages:	1
File Date:	8/27/2003	Effective Date:	
List of Officers for 2003 to 2004			

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Action Type:	Reinstatement		
Document Number:	20050597635-22	# of Pages:	1
File Date:	12/05/2005	Effective Date:	
(No notes for this action)			
Action Type:	Acceptance of Registered Agent		
Document Number:	20050597636-33	# of Pages:	1
File Date:	12/05/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060481349-27	# of Pages:	1
File Date:	7/26/2006	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Address Change		
Document Number:	20070482403-30	# of Pages:	1
File Date:	7/12/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070645629-11	# of Pages:	1
File Date:	9/20/2007	Effective Date:	
(No notes for this action)			
Action Type:	Amended List		
Document Number:	20080058863-20	# of Pages:	1
File Date:	1/29/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080539659-47	# of Pages:	1
File Date:	8/11/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090685469-59	# of Pages:	1
File Date:	9/17/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	2010055519-43	# of Pages:	1
File Date:	7/27/2010	Effective Date:	
(No notes for this action)			

00000000

JJVJJ HOLDINGS LLC**Business Entity Information**

Status:	Active	File Date:	3/28/2003
Type:	Domestic Limited-Liability Company	Entity Number:	LLC4538-2003
Qualifying State:	NV	List of Officers Due:	3/31/2011
Managed By:	Managers	Expiration Date:	3/28/2503
NV Business ID:	NV20031047221	Business License Exp:	3/31/2011

Registered Agent Information

Name:	WILLIAM L. MC GIMSEY	Address 1:	3017 W CHARLESTON BLVD
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89102
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent		
Status:	Active		

Financial Information

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

Officers☐ Include Inactive Officers**Managing Member - JOANN BAYER**

Address 1:	4270 S DECATUR #B 11	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89103	Country:	
Status:	Active	Email:	

Manager - JOHN D BAYER

Address 1:	4270 S DECATUR #B 11	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89103	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	LLC4538-2003-001	# of Pages:	4
File Date:	3/28/2003	Effective Date:	

(No notes for this action)

Action Type:	Annual List		
Document Number:	LLC4538-2003-004	# of Pages:	1
File Date:	5/30/2003	Effective Date:	

(No notes for this action)

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Action Type:	Registered Agent Change		
Document Number:	LLC4538-2003-003	# of Pages:	1
File Date:	12/17/2003	Effective Date:	
JOHN DENNIS BAYER SUITE B-6			
4270 S DECATUR BLVD LAS VEGAS NV 89103 DMM			
Action Type:	Annual List		
Document Number:	LLC4538-2003-002	# of Pages:	1
File Date:	3/10/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050110278-96	# of Pages:	1
File Date:	3/28/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060075053-48	# of Pages:	1
File Date:	2/06/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070205430-03	# of Pages:	1
File Date:	3/23/2007	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Address Change		
Document Number:	20070482403-30	# of Pages:	1
File Date:	7/12/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080148784-72	# of Pages:	1
File Date:	2/28/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090168419-90	# of Pages:	1
File Date:	2/23/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100166389-16	# of Pages:	1
File Date:	3/17/2010	Effective Date:	
(No notes for this action)			

0021010

20030930
02368STATE OF NEVADA
DECLARATION OF VALUE1. Assessor Parcel Number(s)
a) 139-29-801-004b) _____
c) _____
d) _____

2. Type of Property:

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

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #:

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property
Deed in Lieu of Foreclosure Only (value of property)
Transfer Tax Value:
Real Property Transfer Tax Due\$ 0.00
(\$ _____)
\$ 0.00
\$ 0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section

b. Explain Reason for Exemption: Re-record Book: 20021001, Instrument No. 03476

5. Partial Interest: Percentage being transferred: _____ %

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

Signature _____

Signature _____

Capacity: recorder

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)Print Name: SAUL O. BAKER
Address: 4125 HUNTER FORD AVE
City: LAS VEGAS
State: NV Zip: 89121BUYER (GRANTEE) INFORMATION
(REQUIRED)Print Name: _____
Address: _____
City: _____
State: _____ Zip: _____

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

Print Name: First American Title Escrows
Address: 180 Cassia Way, #502
City: Henderson State: Nevada Zip: 89014

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

COPY

2368

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SEP 07 2010

20030930
02368

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER

RECORDED AT THE REQUEST OF
FIRST AMERICAN TITLE COMPANY OF

09-30-2003 10:05 DSA

OFFICIAL RECORDS

BOOK/INSTR: 20030930-02368

PAGE COUNT: 7

FEES: 20.00
RPT: 67.00

RE-RECORDED

13

APN# 139-29-8001-004

CELESTE PALERAN
SALE
(Title on Document)

Be record to add legal

7
555

RECORDER'S MEMO
POSSIBLE POOR RECORD DUE TO
QUALITY OF ORIGINAL DOCUMENT

Recording requested by:

First American Title Company of Nevada

Return to:

Name _____
Address First American Title Company
2490 Paseo Verde Parkway, Suite 100
Henderson, Nevada 89074
City/State/Zip _____

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

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

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200309 30
02368

20021001
03478

File No: 108-2031452 (PT)
A.P.N.: 139-29-501-004
When Recorded, Mail Tax Statements To:
John D. Bayer
3463 Haverford Ave.
Las Vegas, NV. 89121

R.P.T.T.: \$12,500.00

GRANT, BARGAIN and SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

John D. Bayer and Jo Ann Bayer, Co-Trustees of the Amendment and Restatement of The John D. Bayer Family Trust Dated 12/18/84, John M. Vergara, a married man as his sole and separate property and Patricia E. Bosley, Trustee of the Bosley Family Trust (Act 1450-7241)

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

Rancho Circle Shopping Center, LLC, a Nevada limited liability company the real property situate in the County of Clark, State of Nevada, described as follows:

Re-recorded to correct the legal description. See Exhibit "A"

PARCEL 1:

THAT PORTION OF THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 01 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, SAID TOWNSHIP AND RANGE (HEREINAFTER CALLED LINE 1) WITH THE SOUTH BOUNDARY LINE OF CLARK AVENUE, NOW KNOWN AS BONARZA ROAD (HEREINAFTER CALLED LINE 2); THENCE WEST ALONG SAID LINE 2, A DISTANCE OF 2900 FEET, THE POINT OF BEGINNING; THENCE SOUTH ALONG A LINE PARALLEL TO SAID LINE 2, A DISTANCE OF 100 FEET; THENCE NORTH ALONG 89°36' WEST AND PARALLEL TO SAID LINE 2, A DISTANCE OF 100 FEET; THENCE NORTH ALONG A LINE PARALLEL TO SAID LINE 2, A DISTANCE OF 378.0 FEET TO SAID LINE 2; THENCE EAST ALONG SAID LINE 2, 100 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 01 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

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02368

20030930
02368

A.P.N. 139-29-801-004

Grant, Bargain and Sale Deed -
continued

File No: 108-2031452 (PT)

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 29 WITH THE NORTHEASTERLY LINE OF RANCHO ROAD, SAID NORTHEASTERLY LINE OF THE NOW ABANDONED LAS VEGAS AND TONOPAH RAILROAD RIGHT OF WAY; THENCE SOUTH 36°07' EAST ALONG THE SAID NORTHEASTERLY LINE TO THE BEGINNING OF A CURVE TO THE RIGHT OF SAID RANCHO ROAD, THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 36°07' EAST ALONG THE SAID NORTHEASTERLY LINE OF THE NOW ABANDONED RAILROAD RIGHT OF WAY TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY THE LOS ANGELES AND SALT LAKE RAILROAD COMPANY TO JOHN L. RUSSELL BY DEED RECORDED MARCH 31, 1919 IN BOOK 6 OF DEEDS, PAGE 191, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA; THENCE NORTH 88°44' WEST ALONG THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THE SAID CONVEYED PARCEL TO A POINT IN THE AFOREMENTIONED NORTHEASTERLY LINE OF RANCHO ROAD; THENCE NORTHWESTERLY ALONG THE SAID NORTHEASTERLY LINE OF RANCHO ROAD BEING A CURVE TO THE LEFT HAVING A RADIUS OF 4050.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL III:

THAT PORTION OF THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, SAID TOWNSHIP AND RANGE, WITH THE SOUTH LINE OF CLARK AVENUE (ORIGINAL ALIGNMENT 60 FEET WIDE) NOW KNOWN AS BOMANZA ROAD; THENCE WESTERLY ALONG SAID SOUTH LINE OF CLARK AVENUE, A DISTANCE OF 3,000 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY SAM IRING ET UX, TO W.C. SHOLES, BY DEED RECORDED OCTOBER 20, 1943 AS DOCUMENT NO. 172634 IN THE CLARK COUNTY, NEVADA RECORDS; THENCE CONTINUING WESTERLY ALONG SAID SOUTH LINE OF CLARK AVENUE, A DISTANCE OF 100 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE AFOREMENTIONED SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 28, A DISTANCE OF 378 FEET TO A POINT ON THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED BY JOHN L. RUSSELL AND JULIA RUSSELL TO CHARLOTTE ROGERS BY DEED RECORDED APRIL 7, 1941, AS DOCUMENT NO. 108384, CLARK COUNTY, NEVADA RECORDS; THENCE WESTERLY ALONG THE SOUTH LINE OF THE LAST MENTIONED PARCEL CONVEYED TO ROGERS AND PARALLEL WITH THE SOUTH LINE OF CLARK AVENUE AND THE WESTERLY PROLONGATION THEREOF TO A POINT ON THE EAST LINE OF THE ORIGINAL RAILROAD RIGHT OF WAY BY DEED BY SAN PEDRO, LOS ANGELES & SALT LAKE RAILROAD BOOK "W" OF DEEDS, PAGE 223, LINCOLN COUNTY, NEVADA RECORDS; THENCE NORTHWESTERLY ALONG THE LAST MENTIONED EAST LINE TO A POINT DISTANT 60 FEET SOUTHEASTERLY FROM THE POINT OF INTERSECTION OF THE EAST LINE OF SAID RAILROAD WITH THE SAID WESTERLY PROLONGATION OF THE SOUTH LINE OF CLARK AVENUE; THENCE NORTHEASTERLY ALONG A LINE AT A RIGHT ANGLE TO THE EAST LINE OF SAID RAILROAD RIGHT OF WAY TO A POINT ON SAID WESTERLY PROLONGATION OF THE SOUTH LINE OF CLARK AVENUE; THENCE EASTERLY ALONG THE SAID WESTERLY PROLONGATION OF THE SOUTH LINE OF CLARK AVENUE TO THE TRUE POINT OF BEGINNING.

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Grant, Bargain and Sale Deed
continued

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PARCEL IV:

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.S. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, SAID TOWNSHIP AND RANGE, WITH THE SOUTH LINE OF CLARK AVENUE (ORIGINAL ALIGNMENT 50 FEET WIDE) NOW KNOWN AS BONANZA ROAD; THENCE IN A WESTERLY DIRECTION ALONG THE SAID SOUTH LINE OF CLARK AVENUE A DISTANCE OF 3,000 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY SAM KRING, ET AL, TO W.G. SNOLDS BY DEED RECORDED OCTOBER 20, 1943 AS DOCUMENT NO. 172634 IN THE CLARK COUNTY, NEVADA RECORDS, THE TRUE POINT OF BEGINNING; THENCE SOUTH ALONG THE WEST LINE OF SAID PARCEL CONVEYED TO SNOLDS, A DISTANCE OF 378 FEET MORE OR LESS TO THE SOUTHWEST CORNER THEREOF; THENCE IN A WESTERLY DIRECTION AND PARALLEL TO THE SAID SOUTH LINE OF CLARK AVENUE, A DISTANCE OF 100 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION ALONG A LINE PARALLEL TO THE AFOREMENTIONED EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 28, A DISTANCE OF 378 FEET TO A POINT ON THE SAID SOUTH LINE OF CLARK AVENUE; THENCE IN AN EASTERLY DIRECTION ALONG THE SAID SOUTH LINE OF CLARK AVENUE, A DISTANCE OF 100 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING FROM THE HEREINAFOVE DESCRIBED PARCELS I THROUGH IV THOSE PORTIONS CONVEYED TO THE STATE OF NEVADA AND THE CITY OF LAS VEGAS FOR HIGHWAY PURPOSES BY DEED RECORDED JULY 23, 1943 AS DOCUMENT NO. 168450, BY DEED RECORDED MARCH 11, 1969 AS DOCUMENT NO. 750646; BY DEED RECORDED APRIL 15, 1969 AS DOCUMENT NO. 750654; AND BY DEED RECORDED APRIL 15, 1969 AS DOCUMENT NO. 750653, CLARK COUNTY, NEVADA RECORDS, TOGETHER WITH IMPROVEMENTS LOCATED THEREON.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 12, 1908 IN BOOK 980612 AS INSTRUMENT NO. 00333 OF OFFICIAL RECORDS.

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.

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TOGETHER with all covenants, restrictions and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainder, rents, issues or profits thereof.

APR. 13-29-2010-004 Grant, Bargain and Sale Deed -
continued
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Grant, Bargain and Sale Deed -
continued

File No.: 106-2031452 (PT)

Date: 9/27/02

John D. Bayer and Jo Ann Bayer, Co-
Trustees of the Amendment and
Restatement of The John D. Bayer Family
Trust Dated 12/18/84

John D. Bayer
John D. Bayer, Co-Trustee

Jo Ann Bayer
Jo Ann Bayer, Co-Trustee

John M. Vergara
John M. Vergara, Vergara

Patricia E. Beasley, Trustee of The Beasley
Family Trust (Act 1480-7241)

Patricia E. Beasley
Patricia E. Beasley, Trustee

STATE OF NEVADA)
COUNTY OF Clark) ss.

This instrument was acknowledged before me on
September 27, 2002 by
John D. Bayer and Jo Ann Bayer, Trustees
of the Beasley Family Trust (Act 1480-7241)



John D. Bayer and Jo Ann Bayer, Co-Trustees
of the Amendment and Restatement of The
John D. Bayer Family Trust Dated 12/18/84

John D. Bayer
Notary Public
(My commission expires: 5/31/03)

2002 SEP 29 A 6:36
CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
FIRST AMERICAN TITLE COMPANY OF
18-01-2002-15115 611
BOOK 20021001 PAGE 03476
FEE: 10.00 10.00 EXT 010

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EXHIBIT "A"

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 61 EAST, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THAT CERTAIN PROPERTY AS SHOWN BY MAP THEREOF ON FILE IN FILE 99, PAGE 14 OF SURVEYS IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BONANZA ROAD;
THENCE THE NEXT SEVEN COURSES ALONG THE BOUNDARY OF SAID PROPERTY:
SOUTH 00°33'40" WEST, A DISTANCE OF 367.14 FEET;
THENCE NORTH 88°22'12" WEST, A DISTANCE OF 323.05 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 55°16'10";
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 192.93 FEET, TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 56°53'58" WEST, ALSO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 4050.00 FEET AND A CENTRAL ANGLE OF 2°52'48"; ALSO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RANCHO ROAD;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 203.59 FEET TO A POINT TO WHICH A RADIAL LINE BEARS NORTH 54°01'10" EAST, ALSO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 23°34'06";
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 49.36 FEET, TO A POINT TO WHICH RADIAL LINE BEARS SOUTH 77°35'16" WEST, ALSO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 51.29 FEET AND A CENTRAL ANGLE OF 103°09'31";
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 92.35 FEET TO A POINT OF TANGENCY, ALSO SAID SOUTH RIGHT-OF-WAY LINE OF BONANZA ROAD;
THENCE SOUTH 89°15'12" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 573.12 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN DEED RECORDED APRIL 15, 1969 IN BOOK 942 AS INSTRUMENT NO. 756654, OFFICIAL RECORDS.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION WAS PREPARED BY JAMES C. FIVASH, PLS NO. 11429, THE KEITH COMPANIES, 444 E. WARM SPRINGS ROAD, SUITE 110, LAS VEGAS, NEVADA.

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