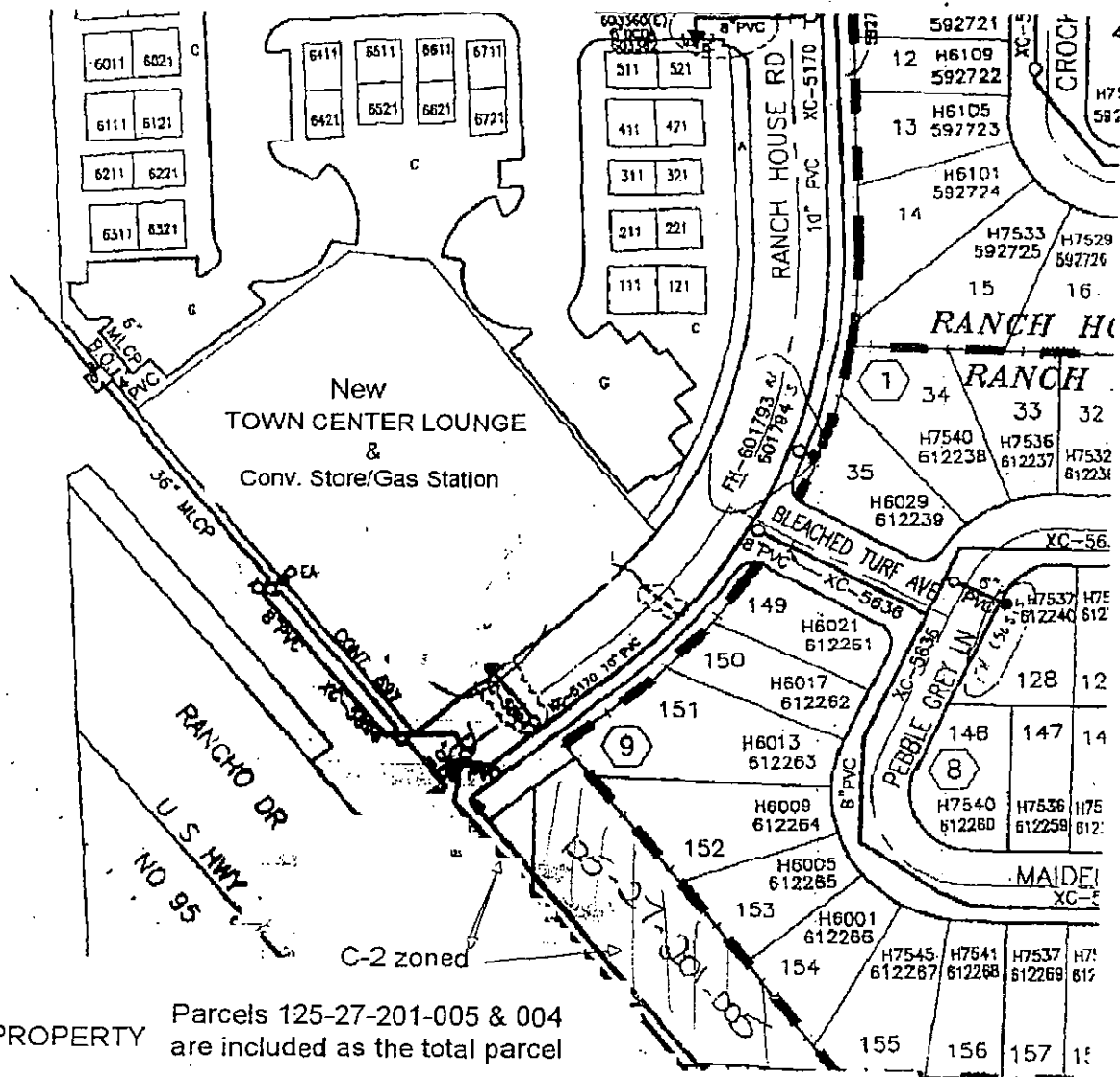
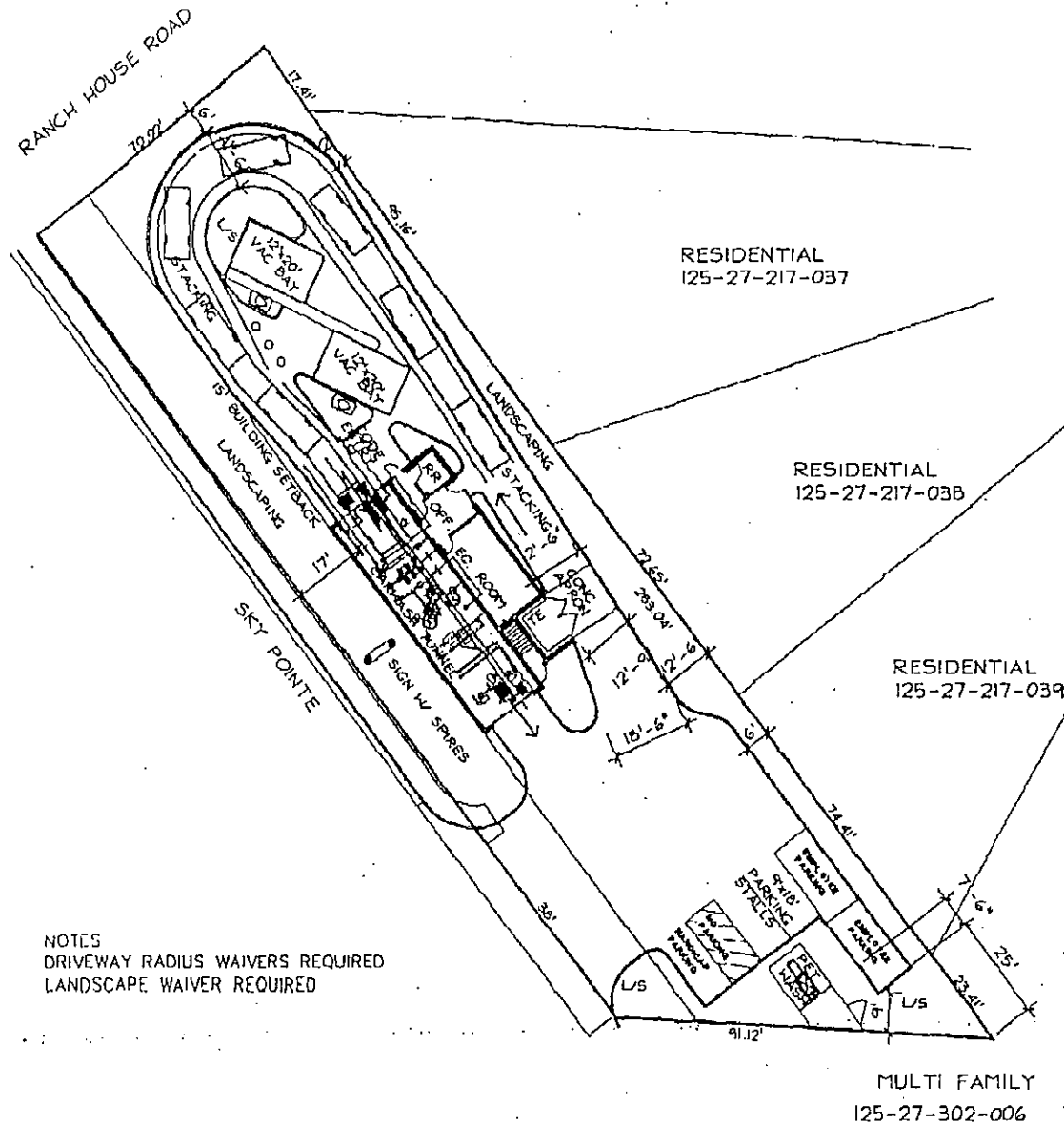






DON PHILLIPS AIA, ARCHITECT
1218 K Street Suite 200
Modesto, CA 95354
Phone (209) 577-3548
Fax (209) 577-5726

SHAG'S CAR WASH

Las Vegas, Nevada

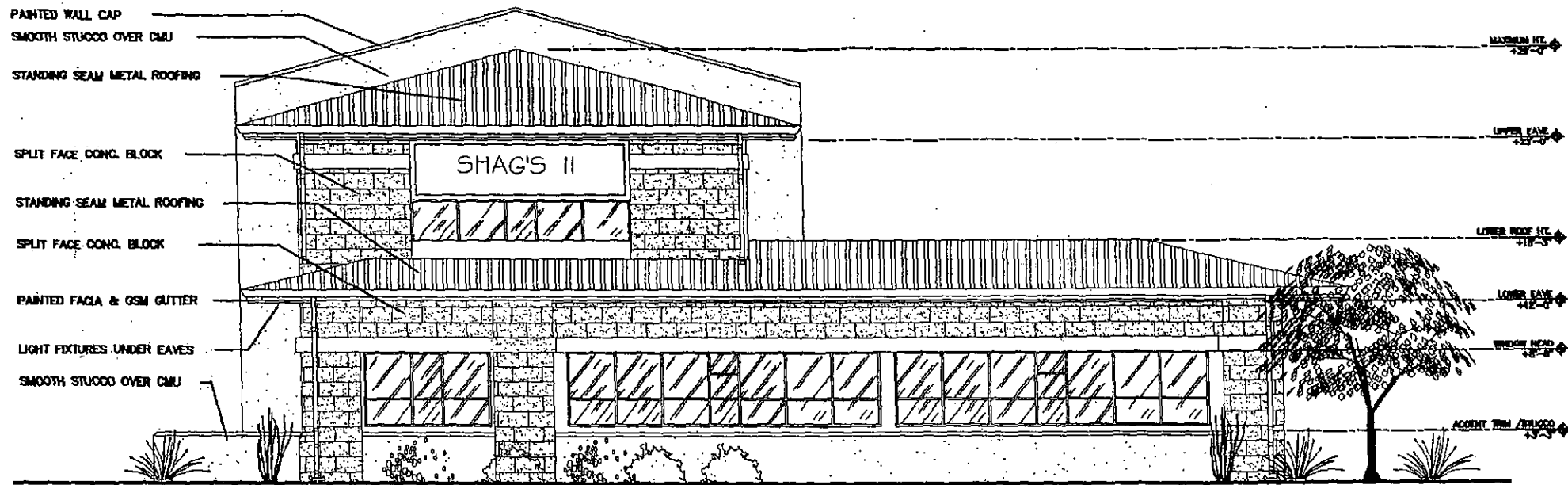
Conceptual Site Plan 9C

Scale: 1"=500 ft

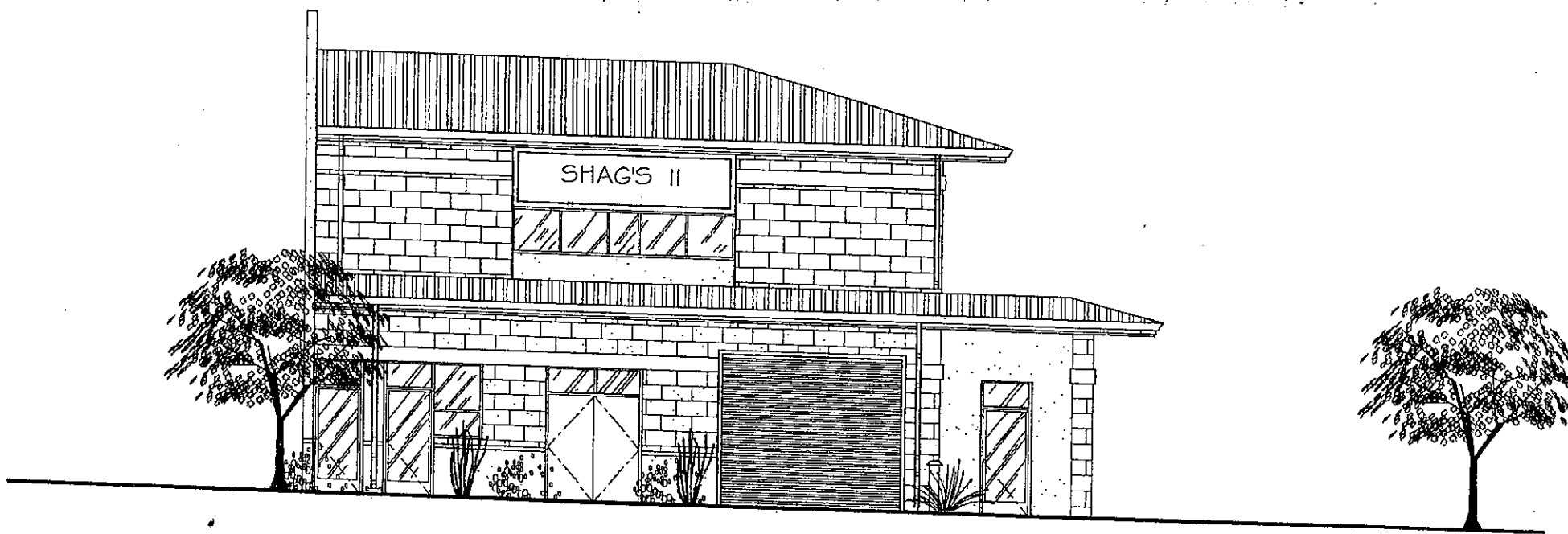
EOT-39719

Date: March 24, 2004

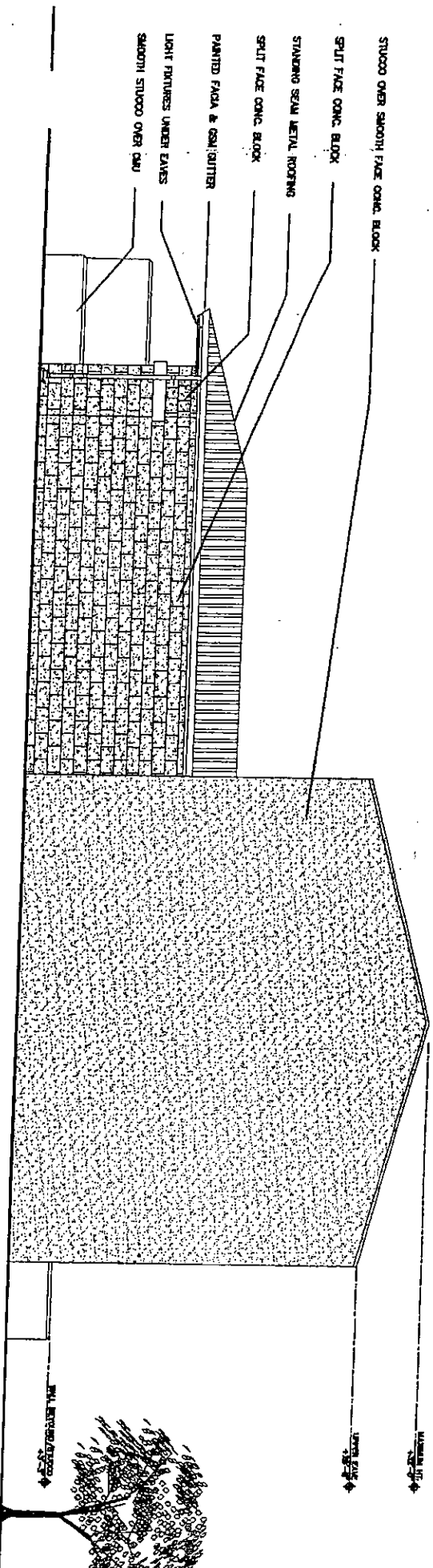
Job Number 2403-1013



EOT-39719

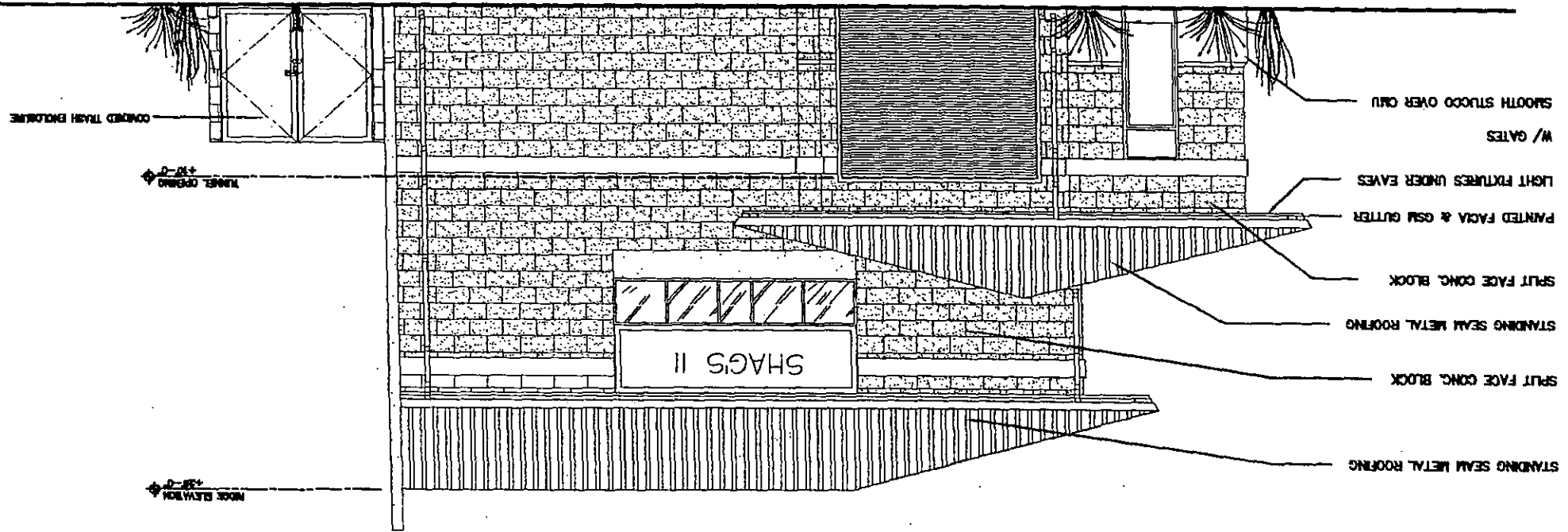


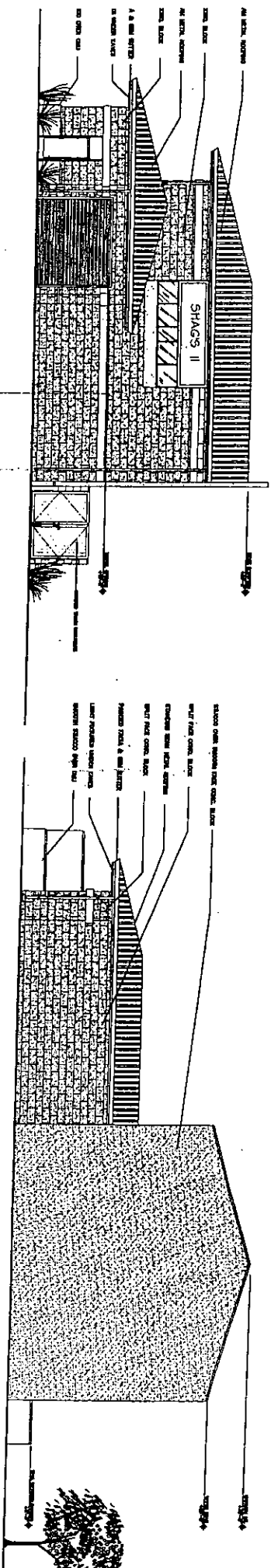
EOT-39719



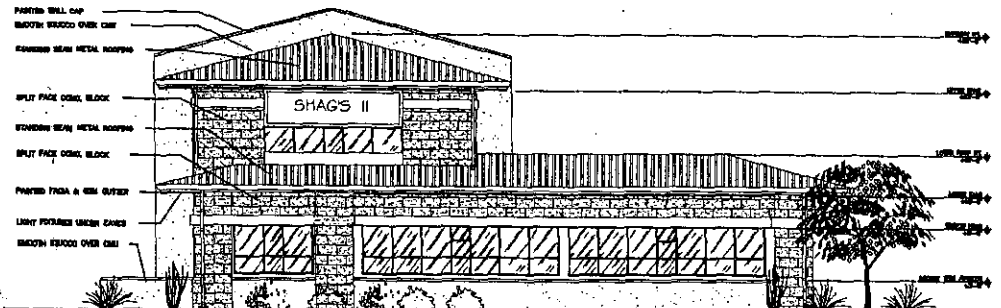
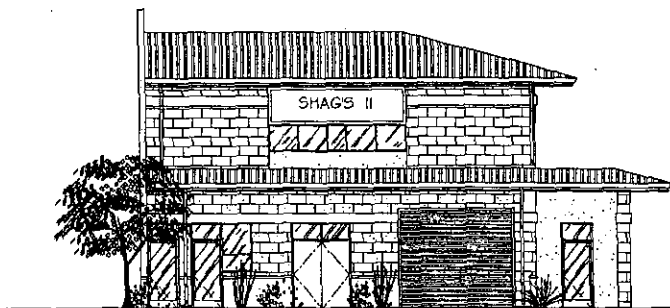
EOT-39719

EOT-39719

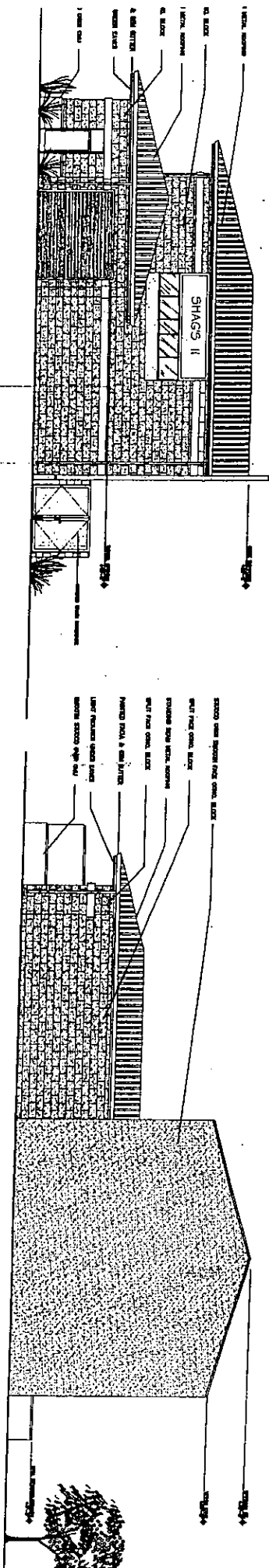




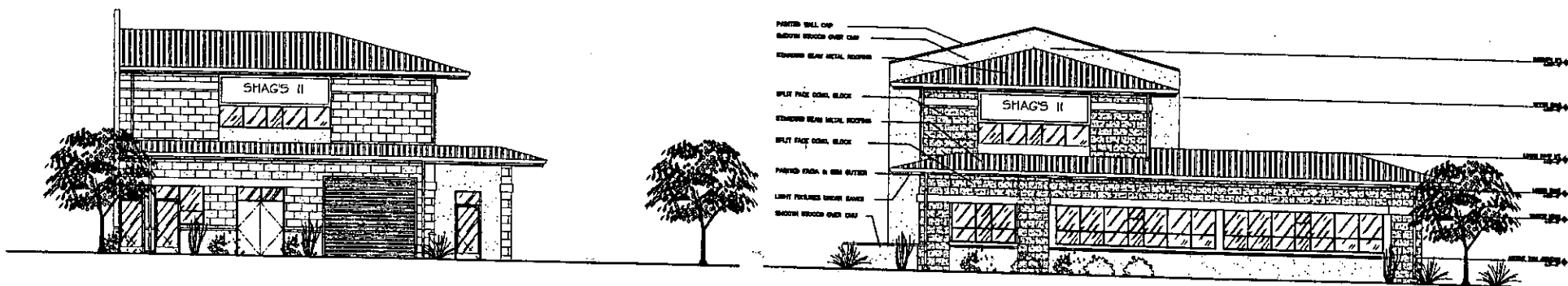
EOT-39719



EOT-39719



EOT-39719



EOT-39719

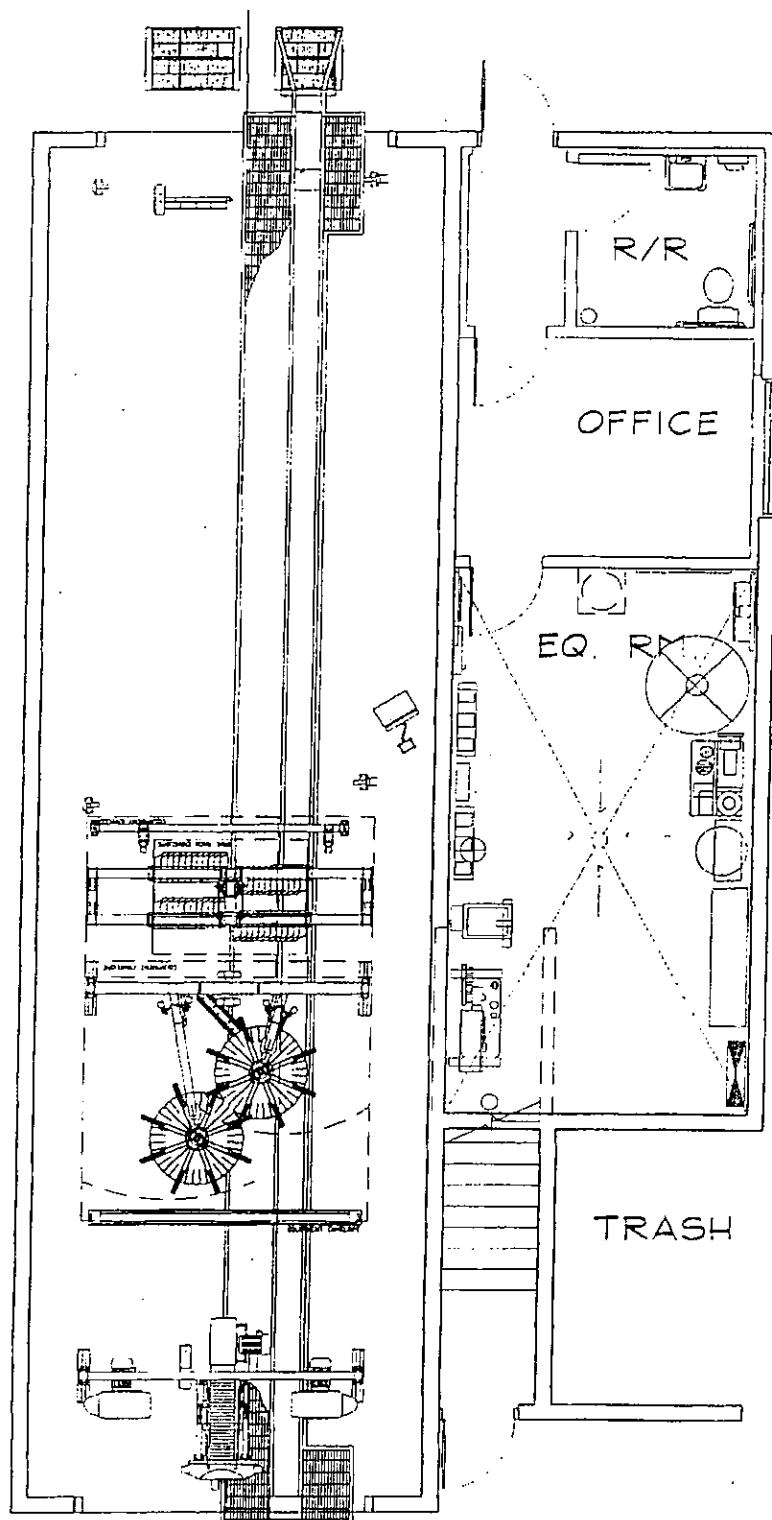
Shag's Car Wash Las Vegas, Nevada

Conceptual Floor Plan 9

Scale: 1/8" = 1'-0"

Date March 17, 2004

Job Number 2403-1013



DON PHILLIPS AIA, ARCHITECT

1218 K Street Suite 200

Modesto, CA 95354

Phone (209) 577-3548

Fax (209) 577-5726

EOT-39719

Shag's Car Wash

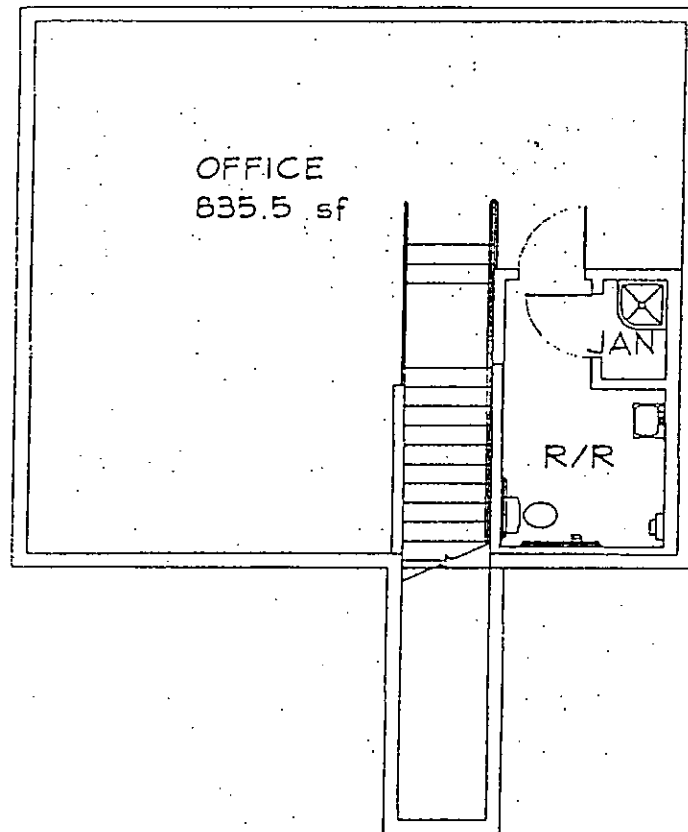
Las Vegas, Nevada

Conceptual Floor Plan 9C

Scale: 1/8" = 1'-0"

Date March 24, 2004

Job Number 2403-1013



DON PHILLIPS AIA, ARCHITECT

1218 K Street Suite 200

Modesto, CA 95354

Phone (209) 577-3548

Fax (209) 577-5726

EOT-39719

Pre-Application Conference	CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST			
				Item Required
				YES NO

APPLICATION PACKET

☒	☐	Application signed and notarized by all property owners or authorized agent(s)	NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To ..." -> "Apply for -> Planning Applications")
☒	☐	Grant deed and legal description	
☒	☐	Detailed justification letter	
☒	☐	Original meeting notes and checklist(s) signed by planner	
☒	☐	Correct fee(s): \$ 300.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 830.00 Total	
☒	☐	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 BW):	1
☒	☐	All building setbacks labeled	NOTES:	
☒	☐	All adjacent existing land uses and street names labeled		
☒	☐	All points of ingress and egress shown		
☒	☐	ADA accessibility requirements shown/labeled		
☐	☒	Parking standard(s) utilized:		
☐	☒	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total		
☒	☐	All free-standing sign locations shown and heights and sizes noted		

LANDSCAPE PLAN

☐	☒	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	0
☐	☒	North arrow, scale, and vicinity map	Colored, Rolled Plans:	0
☐	☒	All property lines and present dimensions labeled	Reduced Copy (8-1/2x11 BW):	0
☐	☒	All required perimeter landscape planters shown	NOTES:	
☐	☒	All required parking lot fingers/islands shown		
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover		

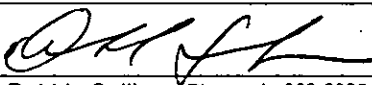
BUILDING ELEVATIONS

☒	☐	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	1
☒	☐	Scale and building dimensions labeled	Colored, Rolled Plans:	1
☒	☐	North, south, east, and west elevations of all buildings	Reduced Copy (8-1/2x11 BW):	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 BW):	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:	AT&T/Black & Veatch (Jason Frayer)	Application Type:	Special Use Permit
Representative:	Same	Application Purpose:	Wireless Communication Facility Antenna room installation
APN:	139-28-502-004	Site Location:	13111 W. Owens Avenue
Planner's Signature:		Pre-App. Meeting Date:	August 18, 2010
Planner:	Debbie Sullivan, Planner I - 229-6895	Submittal Deadline:	09/07/10 - no later than 2:00 pm
		Earliest PC / CC Meeting Dates:	10/21/10 PC - 11/17/10 CC - Cycle 8



CITY OF LAS VEGAS

☒
☐
☐

Meeting
Conversation Record
Telephone

Page: 1 of 1
Date: 08/18/10
Time: 2:00 p.m.

Project Name: Special Use Permit- 1311 W. Owens Avenue

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

Name	Company/Department	Phone	Fax	Email
1. Steve Swanton	Planning and Development	229-4714	385-7268	
2. Debbie Sullivan	Planning and Development	229-6895	385-7268	
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: Airport Overlay District (140 feet); Las Vegas Redevelopment Area/Plan; West Las Vegas Plan

Meeting Notes:

1. Staff met with the applicant to discuss the submittal requirements for a Special Use Permit to remove and reinstall equipment and extend the height of the facility.
2. Special Use Permit request will need to include the removal and replacement of antennas (new antennas longer in length), where the antennas will be located on the monopole, and that you are requesting a two-foot extension of the monopole to a height of 72 feet.
3. The applicant will need to contact the Building and Safety Department to request a 'finals only' building permit. The applicant will need to ensure that the facility receives an approved final inspection (140 and 240) since the original permit was never finalized.

RECEIVED
SEP 24 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 DEPARTMENT

PRE-APPLICATION CONFERENCE REQUEST FORM

Applicant/Representative/Contact Person: AT&T/Black & Veatch/Jason Frayer	Today's Date: August 9th, 2010
Business Name: LSVGNVL070 MLK	Site Address of Project: 1311 W. Owens Ave.
Your Telephone Number: 702-460-8926	Parcel Number(s): 139-28-502-004

PROJECT INFORMATION AND SUBMITTAL INSTRUCTIONS: Please provide the information requested below in the space provided. If you need assistance in completing this form, please contact a Planner at (702) 229-6301. Completed application forms and the required attachments shall be submitted at the front counter of the Planning and Development Department, 731 South 4th Street, or may be faxed to (702) 474-0352.

Current Zoning Designation:	C-1
Current General Plan Designation:	C-1
Special Planning Areas (Town Center, Summerlin, etc.):	N/A

Proposed Use: (For example: Residential Subdivision, Liquor Establishment, Motor Vehicle Sales, etc.) Telecommunications
Previous Cases (if applicable): SDR-38623 - MINOR SITE DEVELOPMENT PLAN REVIEW
Cite Applicable Code Section for Proposed Development (for Variance and Special Use Permit Applications): 19.04

REQUIRED LAND USE APPLICATION(S): Please place an "X" in the box for the application type that is required for the proposed development.

☐ General Plan Amendment	☒ Special Use Permit	☐ Tentative Map
☐ Rezoning	☐ Variance	☐ Review of Condition
☐ Site Development Plan	☐ Master Sign Plan	☐ Other

REQUIRED ATTACHMENTS: Please attach the following documents. Failure to provide the required documentation will result in the application being held until all attachments have been submitted.

☒ Justification Letter (Describe the nature of the project and/or use, provide development data, identify waivers,tc.)
☒ Site Plan, Floor Plans, Elevations, Landscape Plan (Include all dimensional information; for Tentative Maps, include wall elevations)

PREFERRED PRE-APPLICATION CONFERENCE DATES: Please note that preferred appointment dates are subject to staff availability, and are scheduled after the submittal deadline on a first-come/first-served basis once the application is complete and all required attachments are submitted.

Date 1: August 13, 2010	Date 2: August 16, 2010	Date 3: August 18, 2010
-------------------------	-------------------------	-------------------------

FOR OFFICE USE ONLY		
Planner/s Assigned: _____	Cycle: _____	
Meeting Date: _____	Time: _____	CR: _____
Date Confirmed: _____	With: _____	By: _____

RECEIVED
DATE STAMP
SEP 24 2010



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

November 3, 2010

Mr. David Mason
H&GG Limited, David Mason
1137 South Rancho Drive, Suite #120
Las Vegas, Nevada 89102

RE: EOT-39719 – EXTENSION OF TIME
CITY COUNCIL MEETING OF NOVEMBER 3, 2010

Dear Mr. Mason:

The City Council at a regular meeting held November 3, 2010 APPROVED the request for an Extension of Time of a previously approved Variance (VAR-4671) TO ALLOW A 28.9 FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE AN 84.75 FOOT SETBACK IN CONJUNCTION WITH A PROPOSED SELF-SERVICE CAR WASH AND PET WASH on 0.43 acres at the northeast corner of Sky Pointe Drive and Ranch House Road (APNs 125-27-201-004 and 005), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 3, 2010. This approval is subject to:

Planning and Development

1. This Variance (VAR-4671) shall expire on October 6, 2012 unless another extension of time is approved by the City Council.
2. Conformance to the conditions of approval of Variance (VAR-4671) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

A handwritten signature in cursive script, reading "Angela Crolli".

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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-06-09

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 21, 2010

Mr. David Mason
H&GG Limited, David Mason
1137 South Rancho Drive, Suite #120
Las Vegas, Nevada 89102

**RE: EOT-39719 - EXTENSION OF TIME - VARIANCE
CITY COUNCIL MEETING OF NOVEMBER 3, 2010**

Dear Mr. Mason:

Please be advised the City Council at its regular meeting on **November 3, 2010** as referred to above, will consider your request. This meeting will be held at 1:00 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 **Thursday, October 28, 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 City Council requires that you or your representative be present at this meeting.

Sincerely,

M. Margo Wheeler, AICP
Director, Planning and Development Department

MMW:clb

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



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 *BSA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: October 4, 2010
Re: **EOT-39719** H&GG Ltd & David Mason NEC Sky Pointe Dr. & Ranch House Rd.
Request for an Extension of Time of a previously approved Variance (VAR-4671)

COMMENTS:

We have no comment on the Request for an Extension of Time of a previously approved Variance application which allowed a proposed self-service car wash and pet wash on property located at the northeast corner of Sky Pointe Drive and Ranch House Road.

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

EOT-39719 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: H&GG LTD & DAVID MASON - Request for an Extension of Time of a previously approved Variance (VAR-4671) TO ALLOW A 28.9 FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE AN 84.75 FOOT SETBACK IN CONJUNCTION WITH A PROPOSED SELF-SERVICE CAR WASH AND PET WASH on 0.43 acres at the northeast corner of Sky Pointe Drive and Ranch House Road (APNs 125-27-201-004 and 005), C-2 (General Commercial) Zone, Ward 6 (Ross).

CITY COUNCIL: NOVEMBER 3, 2010

CASE PLANNER: DEBBIE SULLIVAN



CONSENT

Comments Due: OCTOBER 5, 2010

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney** (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Report Date 09/30/2010 02:27 PM

Submitted By

Page 1

A/P # 39719 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	09/27/2010 14:15	984478	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

EOT-39719 - EXTENSION OF TIME - APPLICANT/OWNER: H&GG LTD & DAVID MASON - Request for an Extension of Time of a previously approved Variance (VAR-4671) TO ALLOW A 28.9 FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE AN 84.75 FOOT SETBACK IN CONJUNCTION WITH A PROPOSED SELF-SERVICE CAR WASH AND PET WASH on 0.43 acres at the northeast corner of Sky Pointe Drive and Ranch House Road (APNs 125-27-201-004 and 005), C-2 (General Commercial) Zone, Ward 6 (Ross).

Parent A/P # 4671
Project # 39719 Project/Phase Name SHAG'S CAR AND PET WASH Phase #
Size/Area 0.43 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 12527201004
Location

Owner/Tenant

Contact ID AC1123590 Name H & G G L P
Mailing Address 1137 S RANCHO DR #120 Organization
City LAS VEGAS State/Province NV
ZIP/PC 89102-2259 Country ☐ Foreign
Day Phone (702)386-8686 x Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12527201004
12527201005

Report Date 09/30/2010 02:27 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1123590 ☐ Foreign
Effective
Name H & G G L P Expire
Day Phone (702)386-8686 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 1137 S RANCHO DR #120
MASON DAVID L REVOCABLE LIV TR
LAS VEGAS, NV 89102-2259

Seasonal Addr

Valid From To
Comments No Comments

Primary Y Capacity APPL Contact ID AC1825249 ☐ Foreign
Effective
Name DAVID MASON Expire
Day Phone (702)386-8686 x Eve Phone Organization
Pager PIN # Position
Fax (702)386-9839 Mobile Profession
E-Mail
Address 1137 SOUTH RANCHO ROAD, STE 120
LAS VEGAS, NV 89102

Seasonal Addr

Valid From To
Comments No Comments

Contractors

No Contractors

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.

EXTENSION OF TIME

Y Will this go to the City Council?

Y Will this go DIRECTLY to City Council?

Parent Application Type VAR

Hearing Type

Parent Project # 4671

Public, Non-Public or Admin? NON-PUBLIC

Staff Recommendation

Meeting Information

Report Date 09/30/2010 02:27 PM

Submitted By

Page 3

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by Modified Date	YES Votes	NO Votes	ABSTENTIONS
11/03/2010	CC	SCHEDULED	0	0	0
DSULLIVAN	09/27/2010				

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

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
984478	SULLIVAN	DEBORAH	J	Planning x6895

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	09/28/2010 12:49		0.00
	ROBERT KLAMAN, DAVID L MASON MASTERCARD CC, W/LTR AUTH702.386.8686				

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time on Variance (VAR-4671)
 Project Address (Location) Sky Pointe Drive and Ranch House Road
 Project Name Shag's Car and Pet Wash Proposed Use _____
 Assessor's Parcel #(s) 125-27-201-004 and 005 Ward # _____
 General Plan: existing C-2 proposed C-2 Zoning: existing C-2 proposed C-2
 Commercial Square Footage 38,250 Floor Area Ratio _____
 Gross Acres 0.52 Lots/Units 2 Density _____
 Additional Information _____

PROPERTY OWNER H&GG LTD/ David Mason Contact _____
 Address 1137 So. Rancho Rd., Suite 120 Phone: (702) 386-8686 Fax: (702) 386-9839
 City Las Vegas State NV Zip 89102
 E-mail Address davemasonrealty@lvcoxmail.com

APPLICANT David Mason Contact David Mason
 Address 1137 So. Rancho Rd., Suite 120 Phone: (702) 386-8686 Fax: (702) 386-9839
 City Las Vegas State NV Zip 89102
 E-mail Address davemasonrealty@lvcoxmail.com

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

Property Owner Signature* [Signature]

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

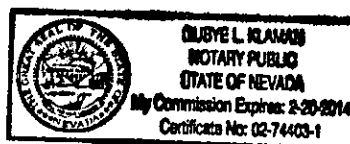
Print Name David Mason

Subscribed and sworn before me

This 27th day of September, 2010

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>EOT-39719</u>
Meeting Date:	<u>11/3/10</u>
Total Fee:	<u>\$300.00</u>
Date Received:*	<u>9/27/10</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: **EOT-39719** APN: 125-27-201-004 and 005

Name of Property Owner: H&GG LTD and David Mason

Name of Applicant: David Mason

Name of Representative: _____

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

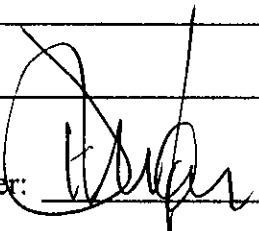
☒ No

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: _____

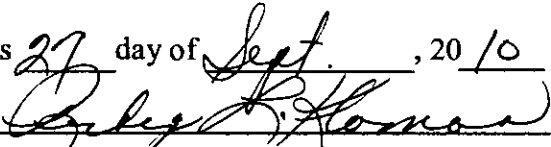
Partner(s): _____

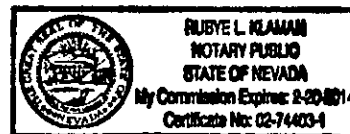
APN: _____

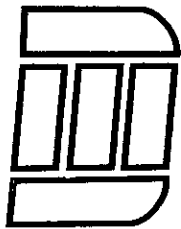
Signature of Property Owner: 

Print Name: David Mason

Subscribed and sworn before me

This 27 day of Sept., 20 10

Notary Public in and for said County and State





**Dave
Mason
Realty**

Commercial Real Estate

To: Planning and Development

Re: Extension of Time on Variance (VAR-4671) on APN: 125-27-201-004 and 005

Because of the drastic downturn in the economy and financing we have not been able to proceed with our plans on this project. We are requesting another extension in hopes of completion of this project in the future.

Sincerely,

David L. Mason



October 16, 2008

Mr. David Mason
H&GG Ltd.
1137 South Rancho Drive, Suite #120
Las Vegas, Nevada 89102

RE: EOT-29815 - EXTENSION OF TIME
CITY COUNCIL MEETING OF OCTOBER 15, 2008

Dear Mr. Mason:

The City Council at a regular meeting held October 15, 2008 APPROVED the request for an Extension of Time of an approved Variance (VAR-4671) TO ALLOW A 28.9-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE AN 84.75-FOOT SETBACK IN CONJUNCTION WITH A PROPOSED SELF-SERVICE CAR WASH AND PET WASH on 0.43 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road (APN 125-27-201-004 and 005), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 16, 2008. This approval is subject to:

Planning & Development

1. Conformance to the Conditions of Approval for Variance (VAR-4671) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.
2. This Variance (VAR-4671) will expire on 10/06/10 unless another Extension of Time is approved by the City Council.

Sincerely,

A handwritten signature in cursive script, reading "Gabriela Portillo-Brenner".

Gabriela Portillo-Brenner
Deputy City Clerk for
Beverly K. Bridges, CMC, City Clerk

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

PHONE 702.229.6011
FAX 702.386.9108
WWW.LASVEGASNEVADA.GOV

EOT-39719



050064

October 11, 2004

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY

MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

Mr. David Mason
Mr. James Shoughro
516 South 6th Street, Suite #400
Las Vegas, Nevada 89101

RE: VAR-4671 – VARIANCE
CITY COUNCIL MEETING OF OCTOBER 6, 2004
Related to GPA-4609 & SDR-4606

Dear Mr. Mason:

The City Council at a regular meeting held October 6, 2004 APPROVED the request for a Variance TO ALLOW A REAR SETBACK OF 28.9 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 84.75 FEET IN CONJUNCTION WITH A PROPOSED SELF-SERVICE CAR WASH AND PET WASH on 0.43 acres adjacent to the northeast corner of Sky Pointe Drive and Ranch House Road (APN 125-27-201-004 and 005), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 7, 2004. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-4606).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

Sincerely,

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

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

Mr. Chad Vellinga
3445 South Valley View Boulevard
Las Vegas, Nevada 89102

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov
18112-001-604

EOT-39719

FIRST AMERICAN TITLE COMPAN

A.P.N.: 125-27-201-004, 125-27-201-005
 File No: 160-2084201 (TL)

08-07-2003 14:29 I

When Recorded, Mail Tax Statements To:
 David L. Mason
 516 So. 6th Street
 Las Vegas, NV 89101

OFFICIAL RECORDS:
 BOOK/INSTR: 20030807-03015

PAGE COUNT:

FEE: 16.00
 RPTT: 512.50

R.P.T.T.: \$512.50

GRANT, BARGAIN and SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, (5)

Abe Fox, Successor Trustee of the Abe Fox Family Trust dated December 10, 1974 and Abe Fox, a widower

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

H&GG Limited Partnership, a Nevada Limited Partnership as to an undivided 90% interest and David L. Mason, Trustee of the David L. Mason Revocable Living Trust dated 1989 as to an undivided 10% interest

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

PARCEL 1:

THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D. B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF THE NW 1/4 OF SAID SECTION 27; THENCE EASTERLY ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 27 A DISTANCE OF 120.67 FEET TO A POINT ON THE EAST LINE OF U.S. HIGHWAY NO. 95; THENCE NORTH 36°26' WEST ALONG THE SAID EAST LINE A DISTANCE OF 40.43 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 36°26' EAST A DISTANCE OF 40.43 FEET TO A POINT ON THE SAID SOUTH LINE; THENCE EASTERLY ALONG THE SAID SOUTH LINE A DISTANCE OF 175 FEET TO A POINT; THENCE NORTHERLY AT A RIGHT ANGLE TO THE SAID SOUTH LINE, A DISTANCE OF 200 FEET, MORE OR LESS, TO A POINT DISTANT NORTH 53°34' EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 53°34' WEST TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE PORTIONS AS CONVEYED TO THE STATE OF NEVADA BY THOSE CERTAIN DEEDS RECORDED FEBRUARY 8, 1943, IN BOOK 32 OF DEEDS, PAGES 235-237 AS INSTRUMENT NO. 160499, JUNE 27, 1963 IN BOOK 456 AS INSTRUMENT NO. 367480 OF OFFICIAL RECORDS, JULY 5, 1963 IN BOOK 458 AS INSTRUMENT NO. 369124 OF OFFICIAL RECORDS, DECEMBER 7, 1973, IN BOOK 386 AS INSTRUMENT NO. 345143 OF OFFICIAL RECORDS AND MARCH 20, 1990 IN BOOK 900320 AS INSTRUMENT NO. 00090 OF OFFICIAL RECORDS.

200 01
.03010

A.P.N. 125-27-201-004

Grant, Bargain and Sale Deed -
continued

File No.: 160-2084201 (TL)

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED APRIL 3, 1958 IN BOOK 157 AS INSTRUMENT NO. 128338 OF OFFICIAL RECORDS.

PARCEL 2:

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 27;
THENCE SOUTH 86°19'48" EAST ALONG THE SOUTH LINE THEREOF A
DISTANCE OF 282.74 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 03°40'12" EAST A DISTANCE OF 188.92 FEET TO A POINT;
THENCE NORTH 54°36'38" EAST A DISTANCE OF 50.00 FEET TO A POINT;
THENCE SOUTH 35°23'22" EAST TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 27;
THENCE NORTH 86°19'48" WEST ALONG THE SAID SOUTH LINE TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE PORTIONS AS CONVEYED TO THE STATE OF NEVADA BY THOSE CERTAIN DEEDS RECORDED JUNE 27, 1963 IN BOOK 456 AS INSTRUMENT NO. 367480 OF OFFICIAL RECORDS, JULY 5, 1963 IN BOOK 458 AS INSTRUMENT NO. 369124 OF OFFICIAL RECORDS, DECEMBER 7, 1973, IN BOOK 386 AS INSTRUMENT NO. 345143 OF OFFICIAL RECORDS AND MARCH 20, 1990 IN BOOK 900320 AS INSTRUMENT NOS. 00089 AND 00090 OF OFFICIAL RECORDS.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 4, 1975 IN BOOK 523 AS INSTRUMENT NO. 482640 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.

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.

A.P.N. 125-27-201-004

Grant, Bargain and Sale Deed -
continued

File No.: 160-2084201 (TL)

Date: 8-6-03

Abe Fox Family Trust dated December 10,
1974 and Ellena Fox as their interests may
appear as to Parcel 2

Abe Fox Trustee
Abe Fox, Successor Trustee

Abe Fox individually
Abe Fox

STATE OF Nevada
: ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on
8/16/03 by

Abe Fox, individually
of
and Trustee for

Abe Fox Family Trust dated December 10,
1974

[Signature]
Notary Public
(My commission expires: _____)

