

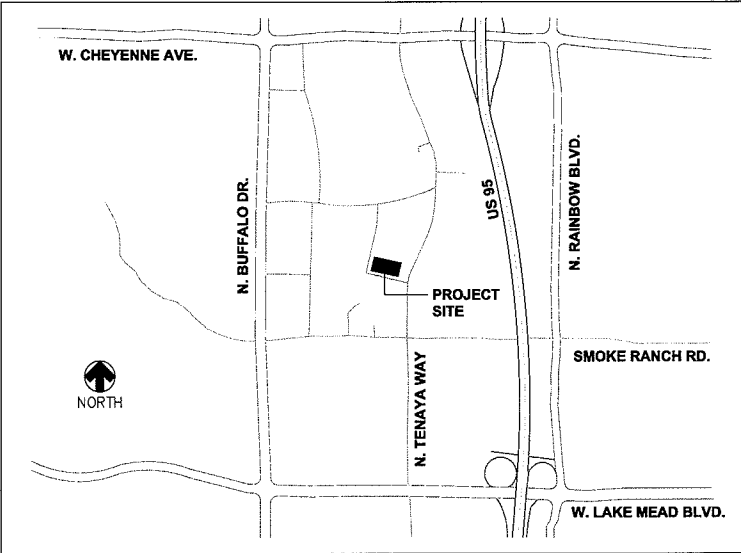
PARKING CALCULATIONS

EXISTING PARKING 172 STANDARD PARKING STALLS WITH 7 HANDICAPPED PARKING STALLS

PER CITY OF LAS VEGAS MUNICIPAL CODE 19.04.010 LAND USE TABLE
ON-SITE PARKING REQUIREMENT:
ONE SPACE FOR EACH 500 SQUARE FEET OF GROSS FLOOR AREA,
PLUS THE GREATER OF:
1. ONE SPACE FOR EACH DELIVERY VEHICLE; OR
2. FIVE SPACES

WESTERN LINEN SERVICES AREA IS 50,600 SQ. FT.
50,600 / 500 = 101.2 OR 102 PARKING STALLS

LOCATION MAP



PLAN NORTH

WESTERN LINEN SERVICES

7350 PRAIRIE FALCON
LAS VEGAS, NEVADA 89128

AMERICAN LAUNDRY SYSTEMS
A Division of E&O Mechanical, Inc.
800 Broadway, Haverhill, MA 01832
978-373-1883 Fax: 978-521-0780

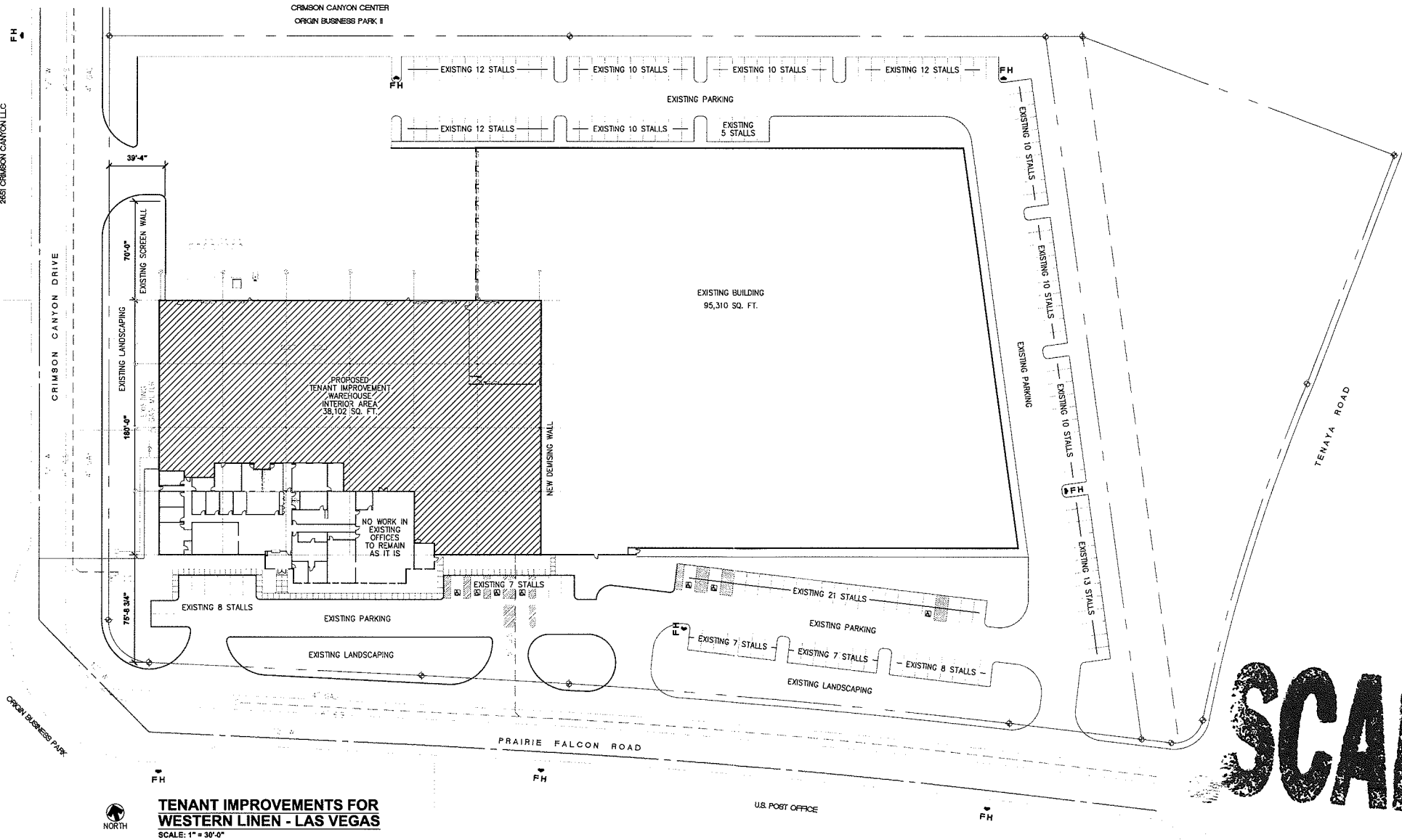


DRAWING TITLE
SITE PLAN

DRAWN BY: RAM
CHECKED BY:
DATE: AUG 27, 2010
DRAWING NUMBER:

1.0

OF

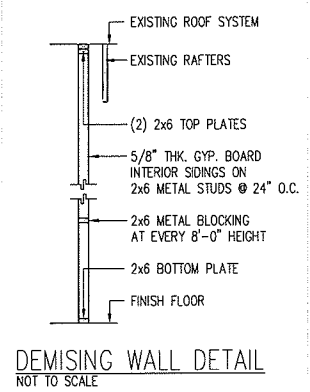
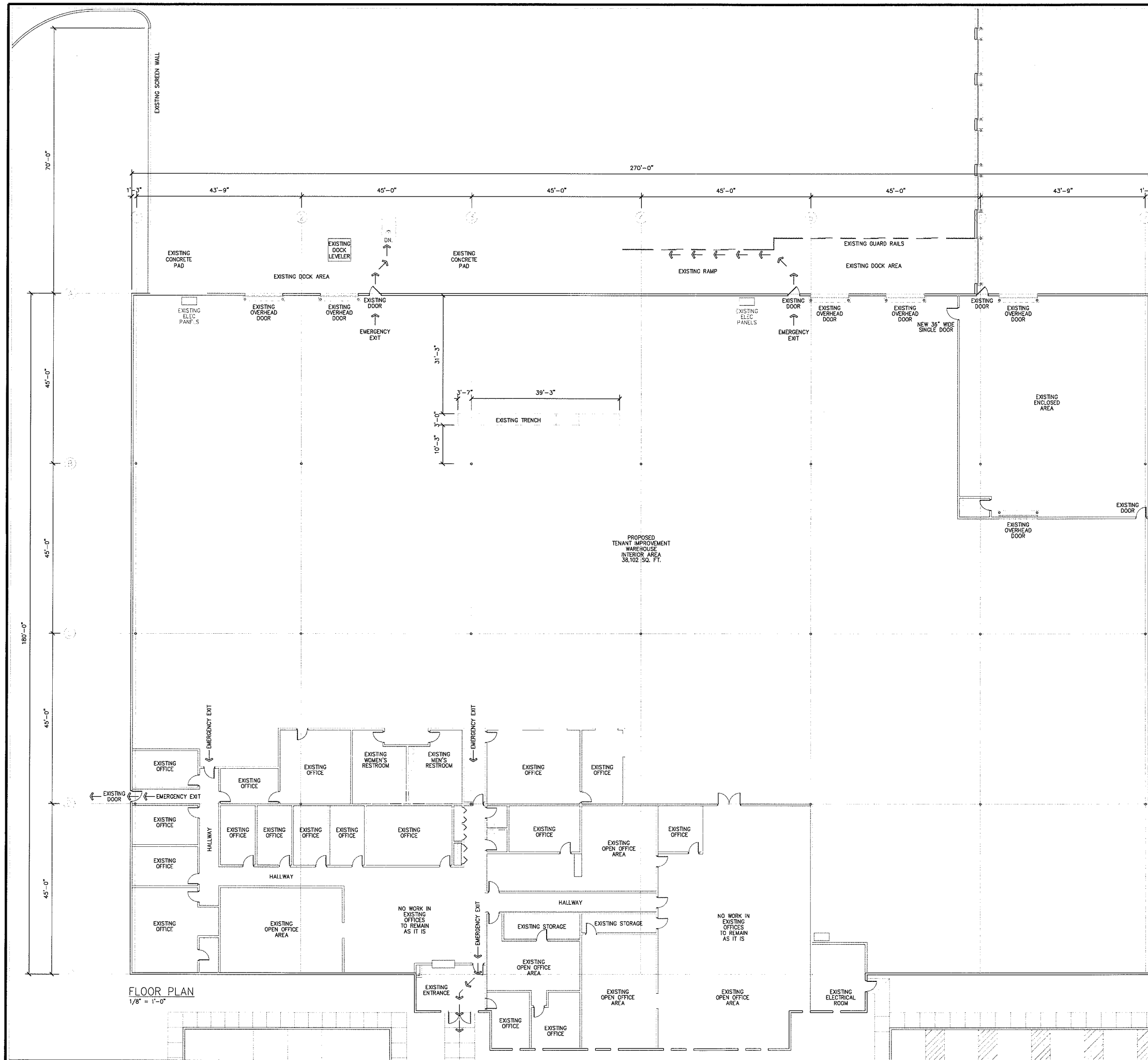


TENANT IMPROVEMENTS FOR
WESTERN LINEN - LAS VEGAS
SCALE: 1" = 30'-0"

SCANNED

OCT 27 2010

VAR-39804
SUP-39801
REVISED



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

WESTERN LINEN SERVICES
7350 PRAIRIE FALCON
LAS VEGAS, NEVADA 89128

AMERICAN
LAUNDRY SYSTEMS
A Division of E&O Mechanical, Inc.
800 Broadway, Haverhill, MA 01832
978-373-1883 Fax: 978-521-0780

DRAWING TITLE
FLOOR PLAN

DRAWN BY
RAM

CHECKED BY

DATE
AUG 27, 2010

DRAWING NUMBER
2.0

SHEET
OF

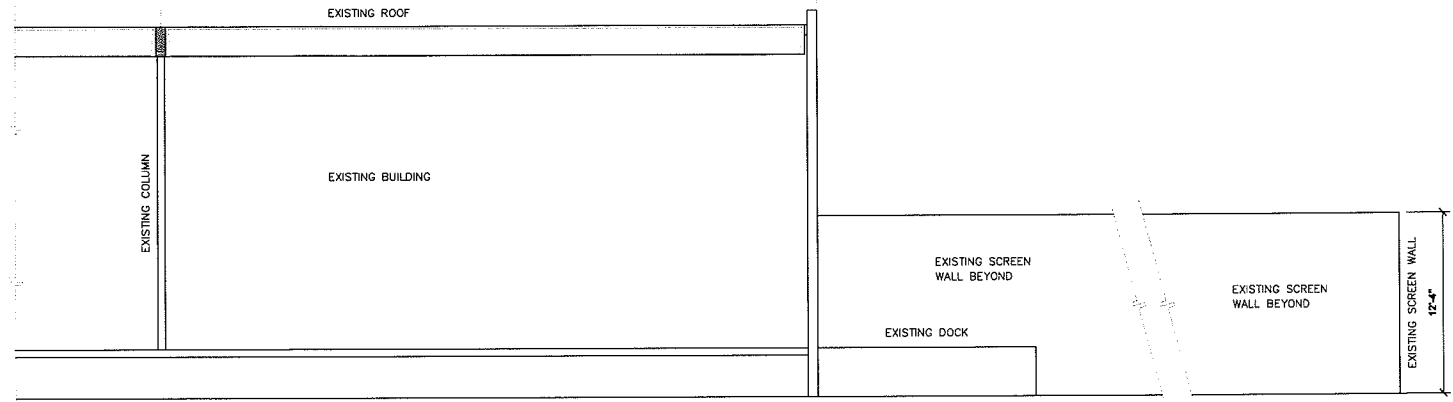
SCANNED

OCT 21 2010

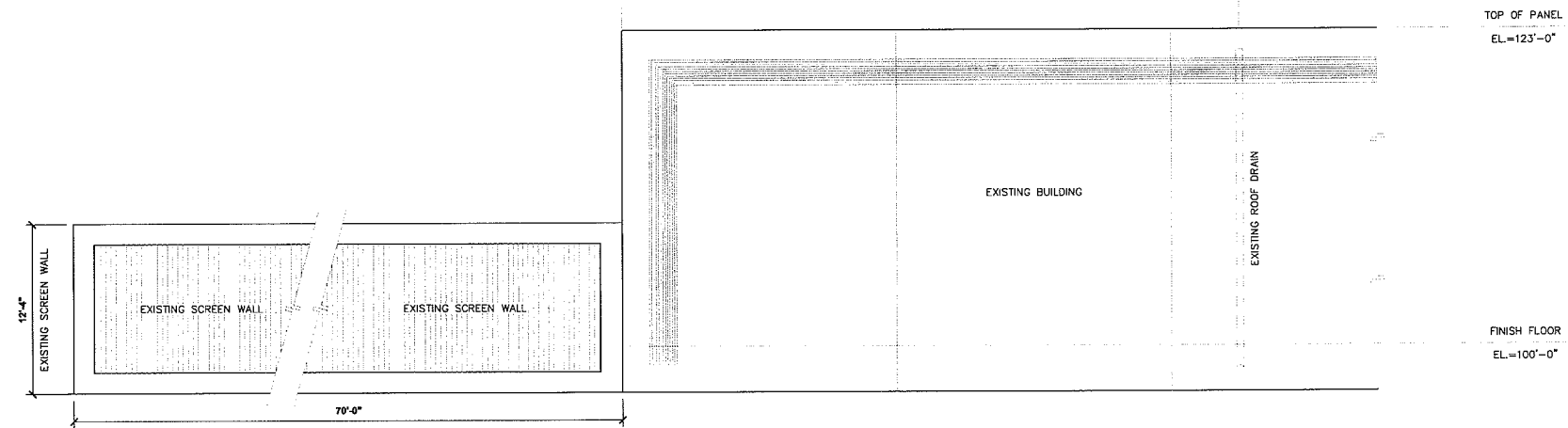
VAR-39804
SUP-39801
REVISED

TOP OF PANEL
EL.=123'-0"

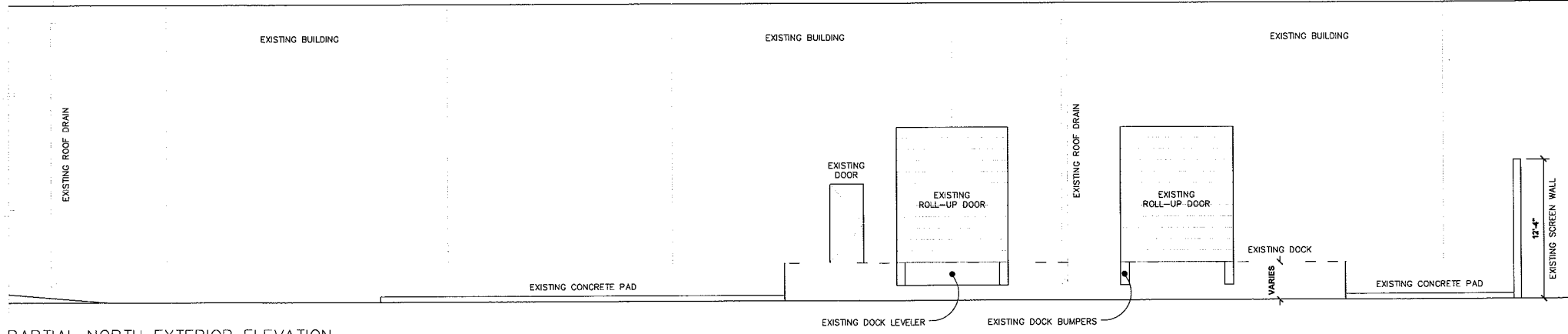
FINISH FLOOR
EL.=100'-0"



PARTIAL INTERIOR & REAR DOCK SECTION VIEW



PARTIAL WEST EXTERIOR ELEVATION



PARTIAL NORTH EXTERIOR ELEVATION

SCANNED

OCT 21 2010

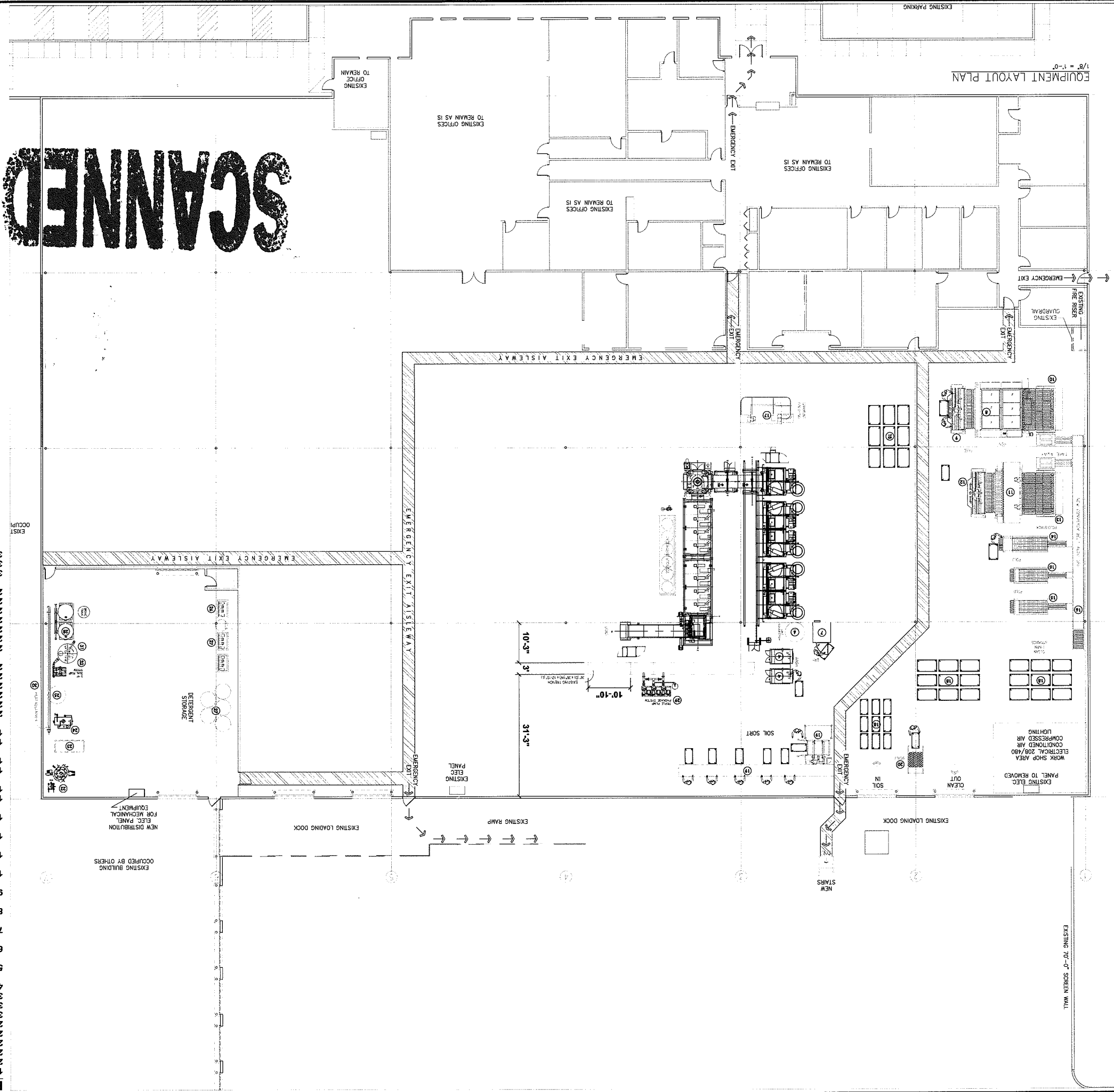
FINISH FLOOR
EL.=100'-0"

PLAN NORTH	
WESTERN LINEN SERVICES	
7350 PRAIRIE FALCON LAS VEGAS, NEVADA 89128	
AMERICAN LAUNDRY SYSTEMS	
A Division of E&O Mechanical, Inc. 8050 W. Flamingo Ave., Suite 100 Las Vegas, NV 89123 Tel: 978-373-1883 Fax: 978-521-0780	
DRAWING TITLE EXTERIOR ELEVATIONS	
DRAWN BY	RAM
CHECKED BY	
DATE	AUG 27, 2010
DRAWING NO.	3.0
OF	

VAR-39804
SUP-39801
REVISED

1/8" = 1'-0"

EQUIPMENT LAYOUT PLAN



OCT 2 1 2010

EQUIPMENT LEGEND

- 1 MILNOR Conva Loading Conveyor
- 2 MILNOR 4 Mod CBW
- 2a MILNOR Inverter Box
- 2b MILNOR Mentor Controls
- 2c MILNOR Flow Splitter Tank
- 3 MILNOR Extractor
- 3a MILNOR Extractor Controls
- 3b MILNOR Hydraulic Tank
- 4 MILNOR Hydraulic Tank
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- 31b MILNOR Hydraulic Tank
- 32 MILNOR Hydraulic Tank
- 32b MILNOR Hydraulic Tank

4.0

AUG 22, 2010

EQUIPMENT LAYOUT PLAN



AMERICAN SYSTEMS
LAUNDRY SYSTEMS
A Division of E&O Mechanical, Inc.
800 Broadway, Haverhill, MA 01832
978-375-1883 Fax: 978-521-0780

WESTERN LINEN SERVICES
7350 PRAIRIE FALCON
LAS VEGAS, NEVADA 89128

PLAN NORTH

VAR-39804
SUP-39801
REVISED

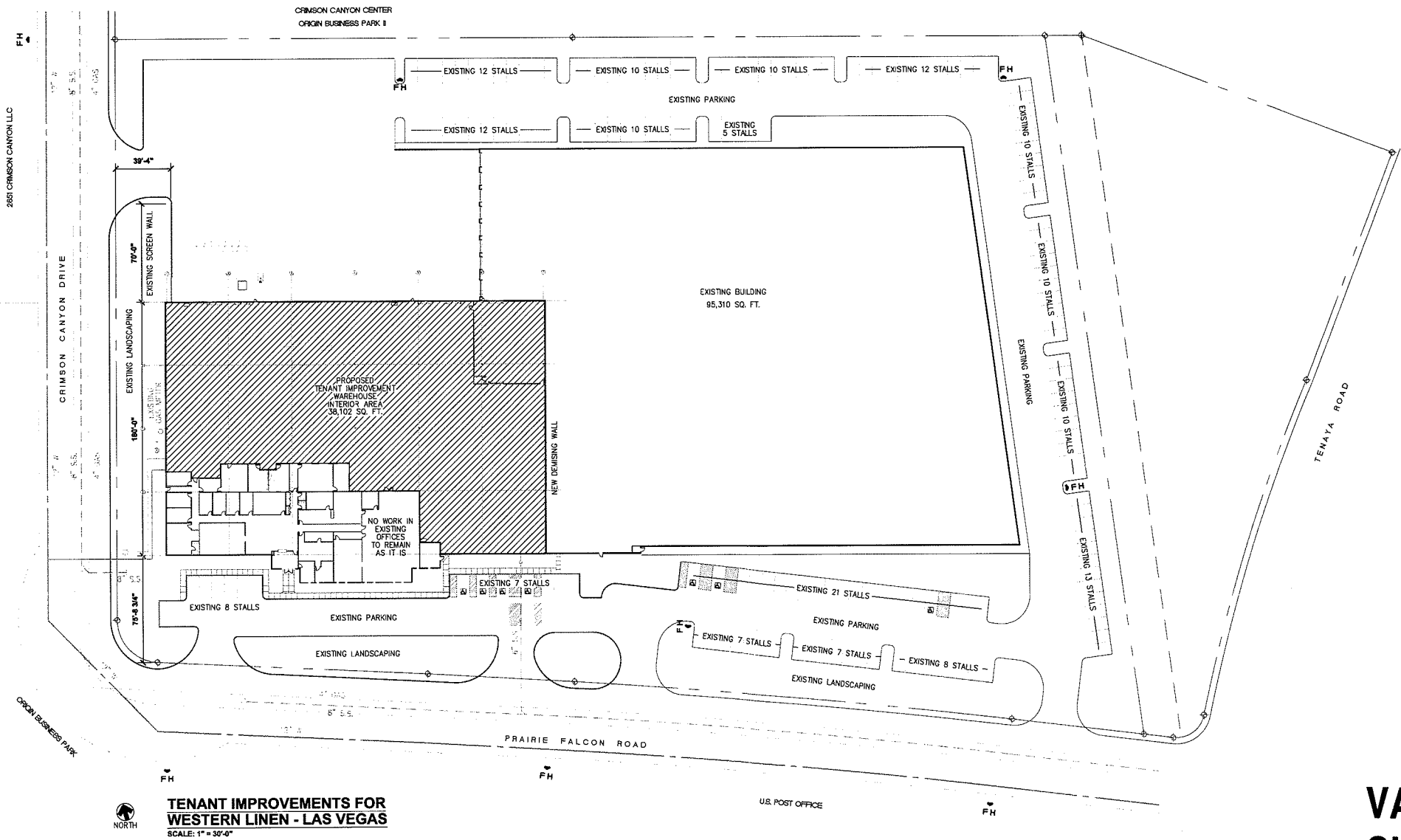
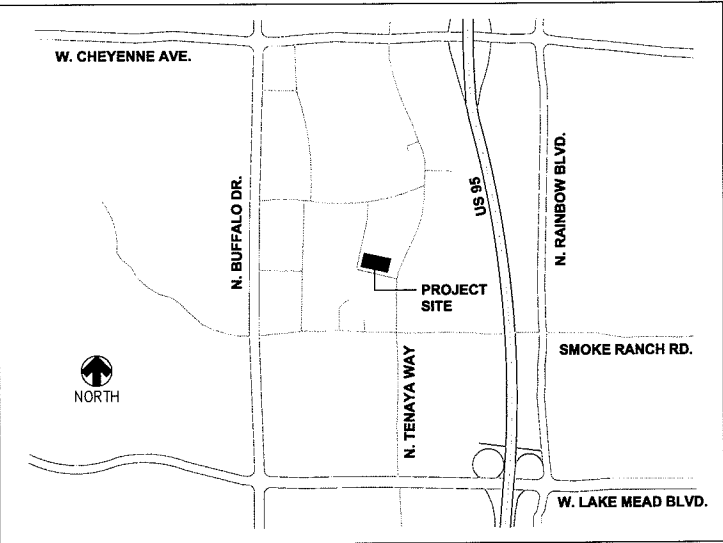
PARKING CALCULATIONS

EXISTING PARKING 172 STANDARD PARKING STALLS WITH 7 HANDICAPPED PARKING STALLS

PER CITY OF LAS VEGAS MUNICIPAL CODE 19.04.010 LAND USE TABLE ON-SITE PARKING REQUIREMENT:
ONE SPACE FOR EACH 500 SQUARE FEET OF GROSS FLOOR AREA, PLUS THE GREATER OF:
1. ONE SPACE FOR EACH DELIVERY VEHICLE; OR
2. FIVE SPACES

WESTERN LINEN SERVICES AREA IS 50,600 SQ. FT.
50,600 / 500 = 101.2 OR 102 PARKING STALLS

LOCATION MAP

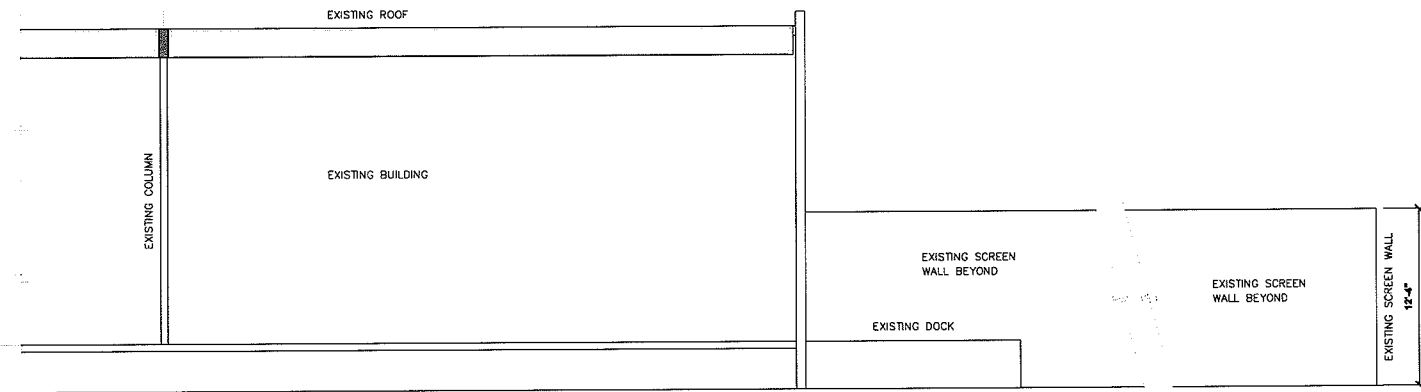


TENANT IMPROVEMENTS FOR
WESTERN LINEN - LAS VEGAS
SCALE: 1" = 30'-0"

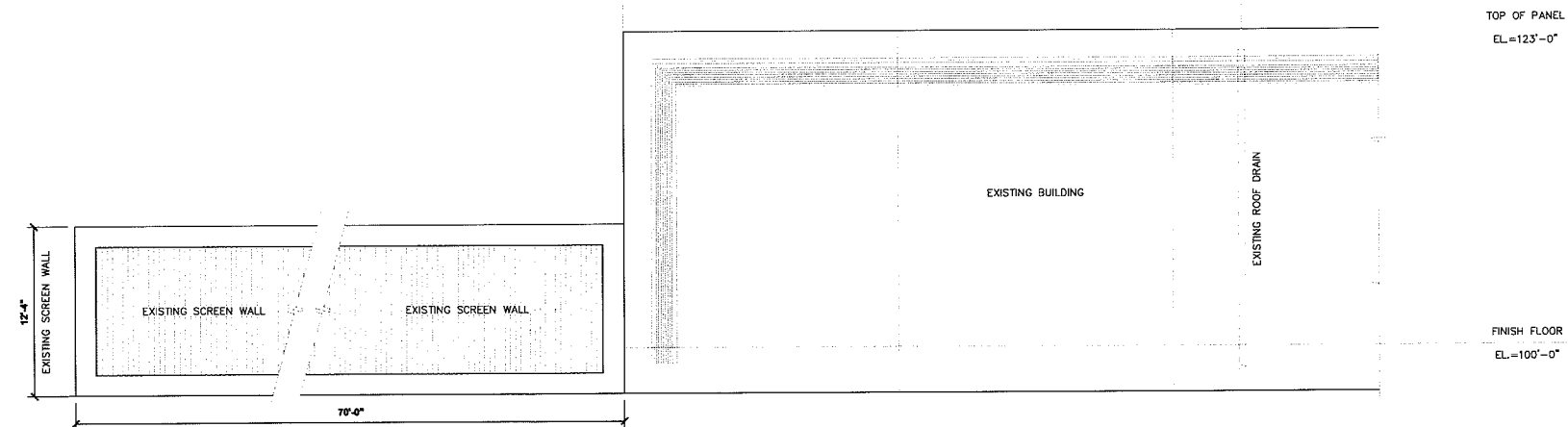
VAR-39804
SUP-39801
REVISED

TOP OF PANEL
EL.=123'-0"

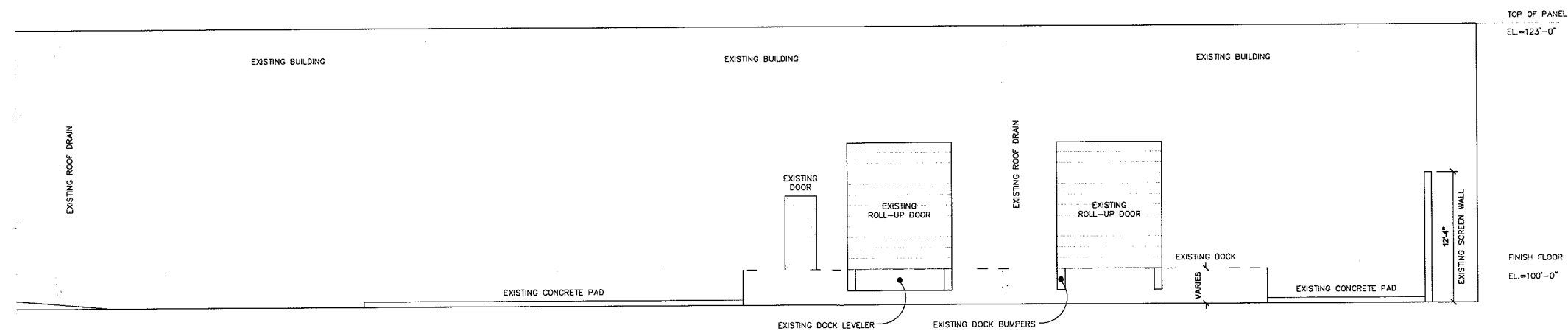
FINISH FLOOR
EL.=100'-0"



PARTIAL INTERIOR & REAR DOCK SECTION VIEW



PARTIAL WEST EXTERIOR ELEVATION



PARTIAL NORTH EXTERIOR ELEVATION

PLAN NORTH

WESTERN LINEN SERVICES

7350 PRAIRIE FALCON
LAS VEGAS, NEVADA 89128

AMERICAN
LAUNDRY SYSTEMS

A Division of E&O Mechanical, Inc.
800 Broadway, Evermill, VA 01832
978-373-1883 FAX 978-521-0780



DRAWING TITLE

EXTERIOR
ELEVATIONS

DRAWN BY
RAM

CHECKED BY

SCALE

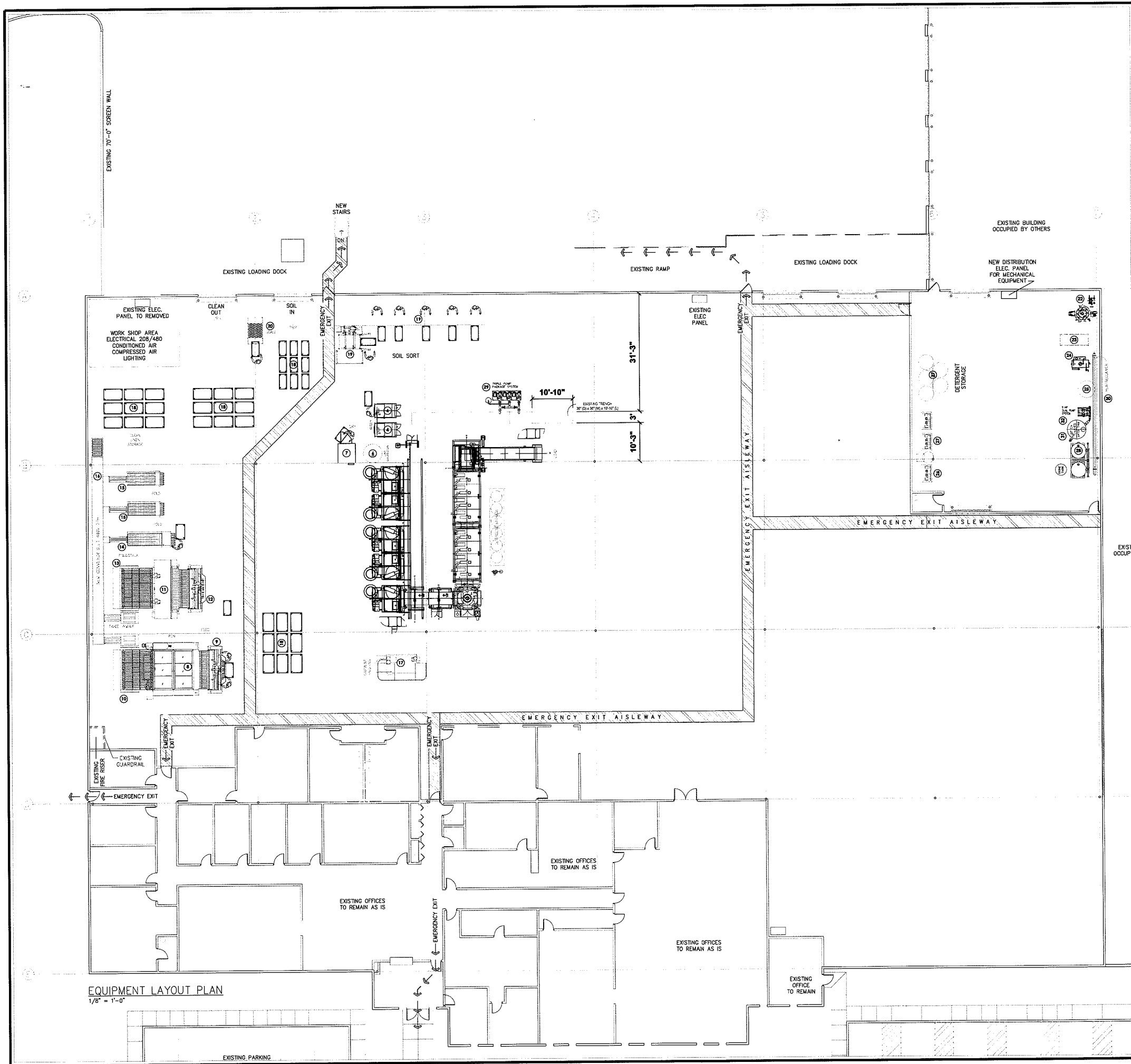
DATE
AUG 27, 2010

DRAWING NUMBER

3.0

1'-0" = 1"

OF



EQUIPMENT LAYOUT PLAN
1/8" = 1'-0"

- ### EQUIPMENT LEGEND
- 1 MILNOR Conwa Loading Conveyor
 - 2 MILNOR 4 Mod CBW
 - 2a MILNOR Inverter Box
 - 2b MILNOR Mentor Controls
 - 2c MILNOR Flow Splitter Tank
 - 2d MILNOR Press Water Reuse Tank
 - 3 MILNOR Extractor
 - 3a MILNOR Extractor Controls
 - 3b MILNOR Hydraulic Tank
 - 4 (Existing/Relocated) MILNOR 85 lb. Washer
 - 5 (Existing/Relocated) MILNOR 96 lb. Dryer
 - 6 (Existing/Relocated) MILNOR 170 lb. Dryer
 - 7 (Existing/Relocated) MILNOR 190 lb. Dryer
 - 8 CHICAGO Ironer Powerhouse 2-Roll 52" - Thermal Oil
 - 9 CHICAGO King Edge w/ Vacuum Spreader Feeder
 - 10 CHICAGO Skyline w/ (1) Stacker S-13-1200
 - 11 (Existing/Relocated) CHICAGO King Edge w/ Vac Spreader Feeder
 - 12 (Existing/Relocated) CHICAGO Ironer Imperial 2-Roll 32" - Natural Gas
 - 13 (Existing/Relocated) CHICAGO Skyline w/ (1) Stacker S-13-1200
 - 14 CHICAGO Towel Folder XL
 - 15 (Existing/Relocated) CHICAGO Towel Folder
 - 16 Take Away Conveyor
 - 17 (Existing/Relocated) COLMAC Steam Tunnel 12 ft.
 - 18 Laundry Carts
 - 19 (Existing/Relocated) CHICAGO Cart Dumper
 - 20 (Existing/Relocated) Floor Scale
 - 21 CLEAN CYCLE Lint Filter
 - 21a CLEAN CYCLE Lint Filter
 - 22 FULTON BOILER 30 bhp Boiler
 - 23 HAMILTON Hot Water Heater
 - 24 (Existing/Relocated) PARKER BOILER 9.5 bhp Boiler
 - 25 Water Storage Tank 1,200 Gallons
 - 26 INGERSOLL RAND Air Compressor
 - 26a Air Dryer
 - 27 INGERSOLL RAND Air Compressor
 - 27a Air Dryer
 - 28 Water Softener System w/ Brine Tank
 - 29 Process Water Triple Pump Package System
 - 30 Heat Reclaimer
 - 31 Tempered Water Tank
 - 32 Dual Water Pump System

PLAN NORTH

WESTERN LINEN SERVICES

7350 PRAIRIE FALCON
LAS VEGAS, NEVADA 89128

AMERICAN LAUNDRY SYSTEMS

A Division of E&O Mechanical, Inc.
2600 S. Durango Ave., Suite 100, Las Vegas, NV 89119
978-373-1883 Fax: 978-521-0780

DRAWING TITLE

EQUIPMENT LAYOUT PLAN

DESIGNED BY	RAM
CHECKED BY	
DATE	AUG 27, 2010
DRAWING NUMBER	

4.0

OF

EXISTING PARKING	172 STANDARD PARKING STALLS W/TH 7 HANDICAPPED PARKING STALLS
------------------	--

PER CITY OF LAS VEGAS MUNICIPAL CODE 19.04.010 LAND USE TABLE
ON-SITE PARKING REQUIREMENT:
ONE SPACE FOR EACH 500 SQUARE FEET OF GROSS FLOOR AREA,
PLUS THE GREATER OF:
1. ONE SPACE FOR EACH DELIVERY VEHICLE; OR
2. FIVE SPACES

WESTERN LINEN SERVICES AREA IS 50,600 SQ. FT.
 $50,600 / 500 = 101.2$ OR 102 PARKING STALLS

A map of the project area showing the following streets: W. CHEYENNE AVE. at the top, N. BUFFALO DR. running vertically on the left, N. TEMAYA WAY running vertically in the center, N. RAINBOW BLVD. running vertically on the right, SMOKE RANCH RD. running horizontally on the right, and W. LAKE MEAD BLVD. at the bottom. A north arrow is located in the lower-left quadrant. The 'PROJECT SITE' is marked with a black rectangle on N. TEMAYA WAY, between N. BUFFALO DR. and N. RAINBOW BLVD. A road labeled 'US 95' runs diagonally from the top right towards the bottom right. Various lot lines and a circular feature are also depicted.

PLAN NORTH

WESTERN LINEN SERVICES

7350 PRAIRIE FALCON
LAS VEGAS, NEVADA 89128

**AMERICAN
LAUNDRY SYSTEMS**

A Division of E&O Mechanical, Inc.
8000 Broadway, Haverhill, MA 01832

 E & O Mechanical, Inc.
1155 Main Street, New Bedford, MA 01905



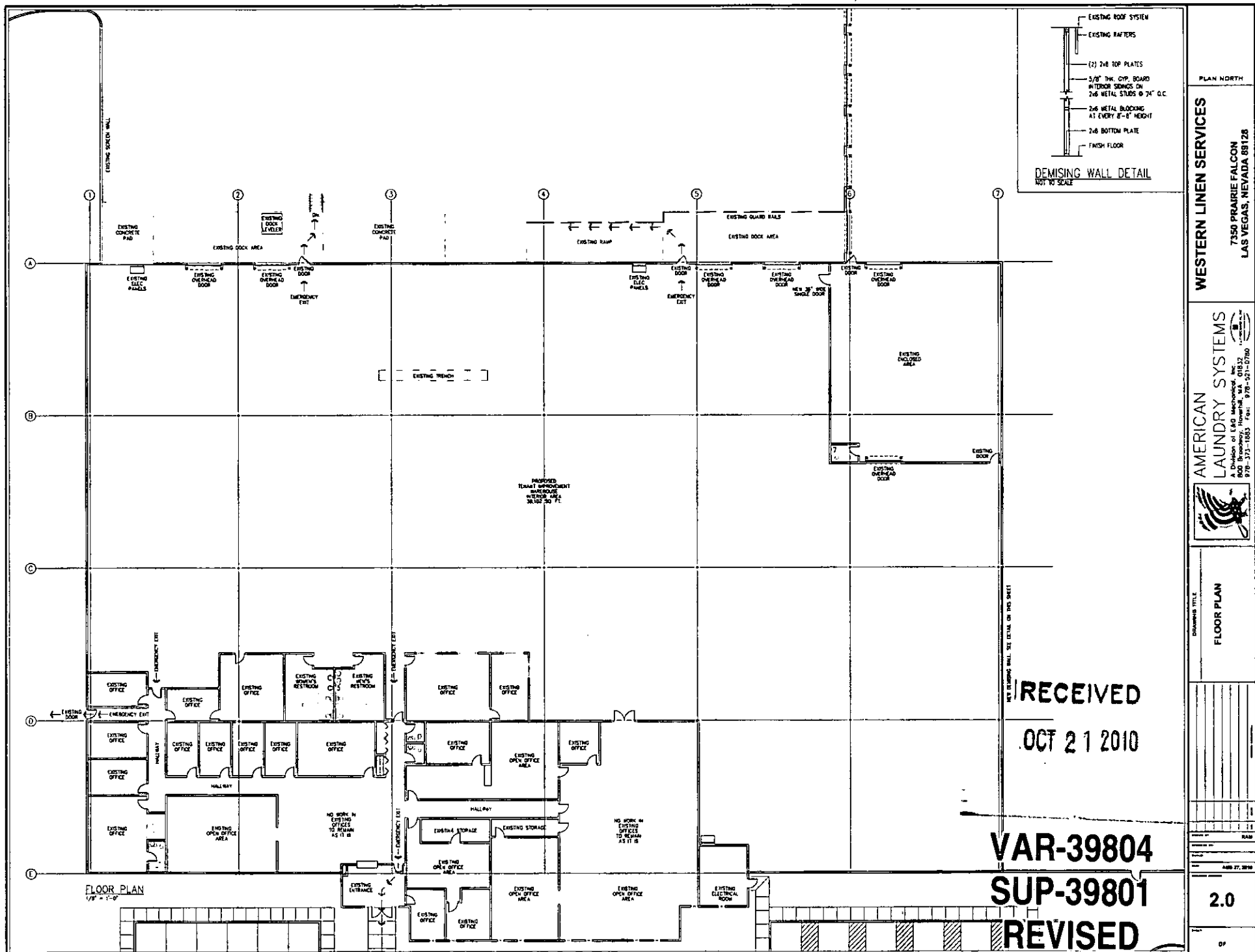
SITE PLAN

RECEIVED
OCT 21 2010

VAR-39804
SUP-39801
REVISED

1.0

1



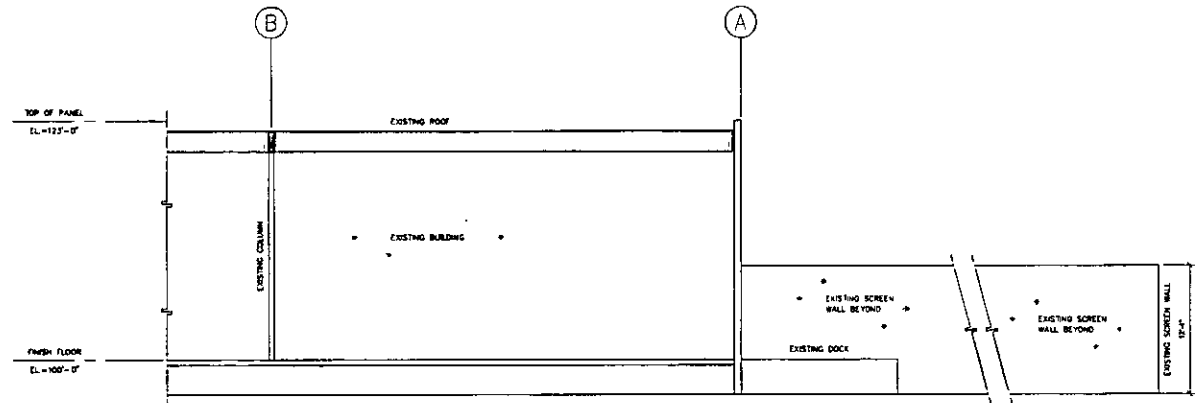
WESTERN LINEN SERVICES

AMERICAN
LAUNDRY SYSTEMS
 A Division of L&O Mechanical, Inc.
 8000 Broadway, Hawthorne, N.J. 07042
 978-373-1883 Fax: 978-373-0790

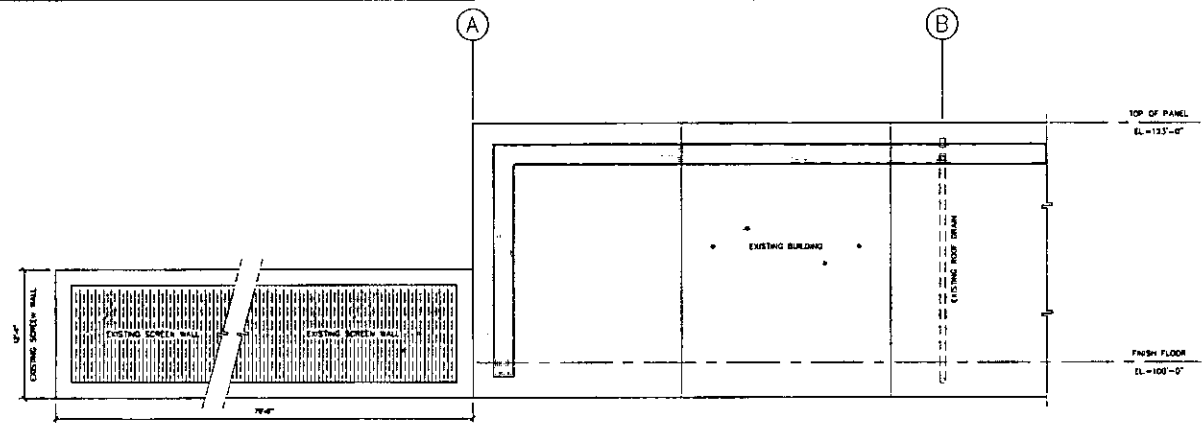
DOCUMENT TITLE
FLOOR PLAN

DATE	NOV 27, 2010
BY	RAB
CHECKED	
APPROVED	
SCALE	1/8" = 1'-0"
SHEET	2.0
TOTAL SHEETS	2

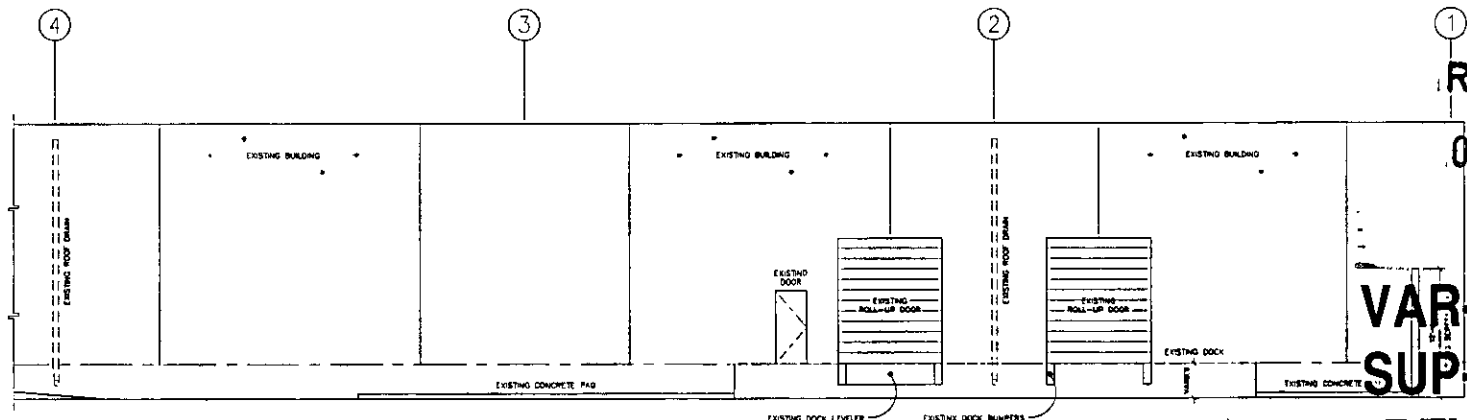
7350 PRAIRIE FALCON
 LAS VEGAS, NEVADA 89128



PARTIAL INTERIOR & REAR DOCK SECTION VIEW



PARTIAL WEST EXTERIOR ELEVATION



PARTIAL NORTH EXTERIOR ELEVATION

RECEIVED
OCT 21 2010

VAR-39804
SUP-39801
REVISED

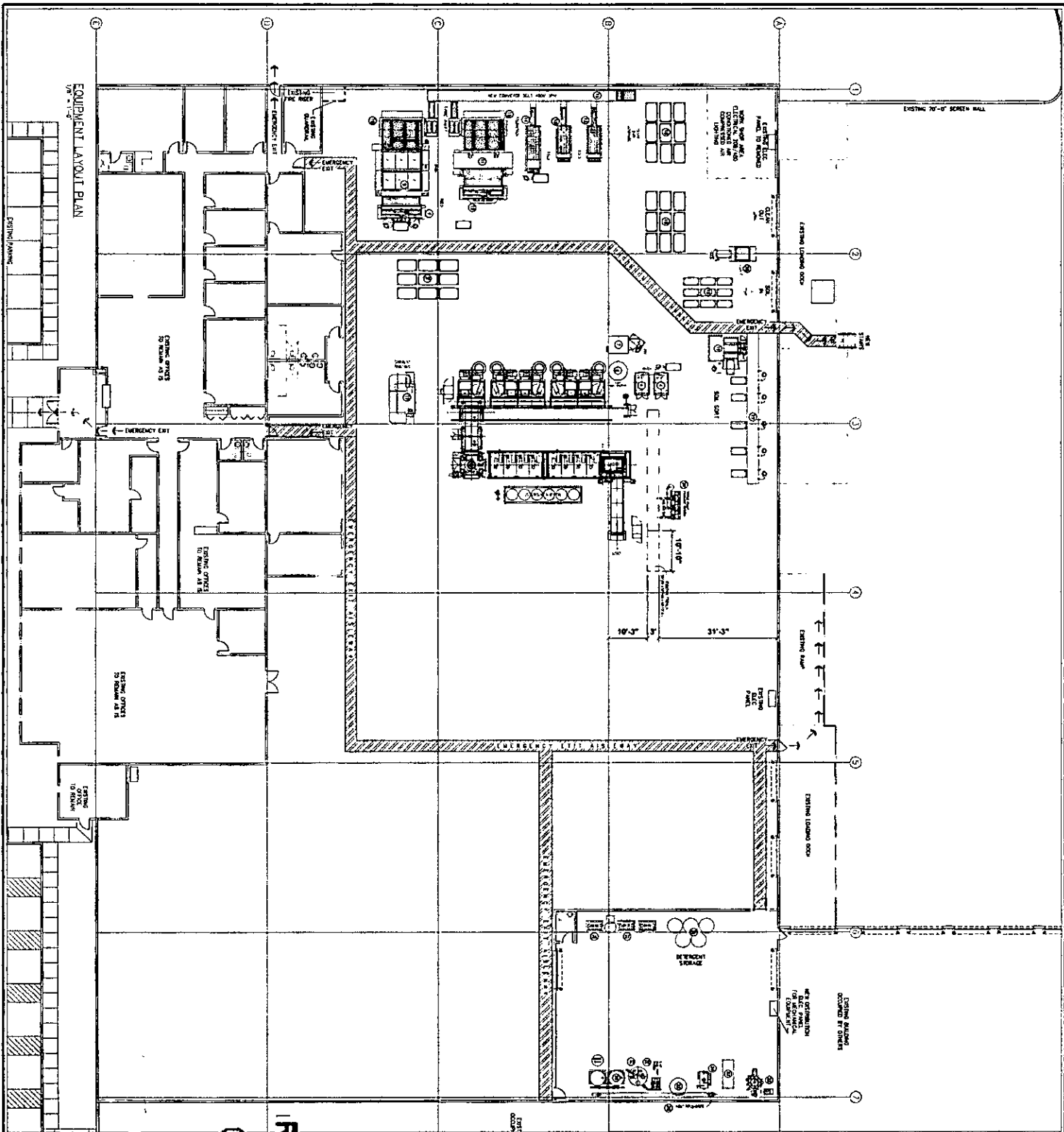
PLAN NORTH
WESTERN LINEN SERVICES
7350 PRAIRIE FALCON
LAS VEGAS, NEVADA 89128

AMERICAN
LAUNDRY SYSTEMS
A Division of EAO Macropool, Inc.
800 Broadway, Haverhill, MA 01832
978-373-1863 Fax: 978-371-0760

SHOWN AS TITLE
EXTERIOR
ELEVATIONS

NO.	1
DATE	10/21/10
BY	KLH
CHECKED BY	
DATE	
APPROVED BY	
DATE	

AUG 27, 2010
3.0
07



EQUIPMENT LEGEND

- | | |
|----|--------------------------------|
| 1 | HELIOR Cams Loading Conveyor |
| 2 | HELIOR Cams 4 Axis Cam |
| 3 | HELIOR Cams 2 Axis Cam |
| 4 | HELIOR Press Transfer Carriage |
| 5 | HELIOR Press Water Transfer |
| 6 | HELIOR Press Water Return Tank |
| 7 | HELIOR Press Water Return Tank |
| 8 | HELIOR Press Water Return Tank |
| 9 | HELIOR Hydraulic Tank |
| 10 | HELIOR Hydraulic Tank |
| 11 | HELIOR Hydraulic Tank |
| 12 | HELIOR Hydraulic Tank |
| 13 | HELIOR Hydraulic Tank |
| 14 | HELIOR Hydraulic Tank |
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| 26 | HELIOR Hydraulic Tank |
| 27 | HELIOR Hydraulic Tank |
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| 29 | HELIOR Hydraulic Tank |
| 30 | HELIOR Hydraulic Tank |
| 31 | HELIOR Hydraulic Tank |
| 32 | HELIOR Hydraulic Tank |

PLAN NORTH

WESTERN LINEN SERVICES

7350 PRAIRIE FALCON
LAS VEGAS, NEVADA 89128

AMERICAN
LAUNDRY SYSTEMS

A Division of E&O Mechanical, Inc.
800 Broadway, Haverhill, MA 01832
978-373-1883 Fax: 978-521-0780

DRAWING TITLE

**EQUIPMENT
LAYOUT PLAN**

RECEIVED

OCT 21 2010

VAR-39804

SUP-39801

REVISED

4.0

9

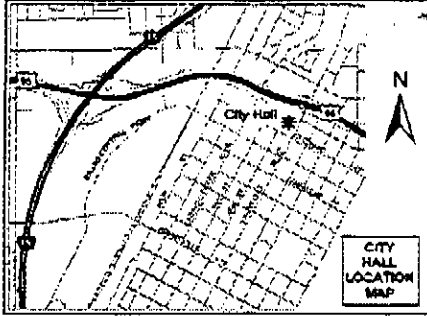
11-18-'10 10:55 FROM-ROI Commercial

7023630450

T-017 P0001/0001 F-062

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

Return Service Requested
Official Notice of Public Hearing



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



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-39804 & SUP-39801

Planning Commission Meeting of 11/18/2010

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
02 1M
0004279218
NOV 05 2010
MAILED FROM ZIP CODE 89101
\$ 00.414
PITNEY BOWES

RECEIVED
NOV 18 2010

13815610017
475 VAUGHN L L C
% LARRY R ADAMSON MANAGER
30 CALLE CLARA VISTA
TUCSON AZ 85716-4907

Case: VAR-39804

11/18/2010 11:16





CHARLESTON NEIGHBORHOOD PRESERVATION

"Doing things today that will improve tomorrow"

Phone/Fax: 702-877-2438

TO: Chair, Planning Commission-TRUEDELL, ViceChair, EVANS, GOYNES, TROWBRIDGE,
QUINN, FLANGAS, MOODY!
FROM Charleston Neighborhood Preservation
FOR DATE: Nov. 18, 2010
RE: Selected CLV Planning Commission Agenda Items

16, 17, 18, 19—noting some of the other creative attempts for approval, maybe if they sought approval for the kitchen and laundry first, then for the residential portion?

20—Please, DENY these "nested" business proposals.

21—Please APPROVE.

#23---Please DENY this erratic arrangement.

#26—Please DENY this addition due to the requested waiver distance.

#27—Please DENY this Addition due to the 300 ft. waiver.

#28—Please request a traffic count for Westwood Dr. , the assumption is a disappointment!

#29—Why is the OVAL rather than CIRCLE notification radius used and for only 1000^{ft.} radius?
Why is the "liquor establishment" not included in the written description, though apparent in the radius drawing?

Please, commissioners, describe the Westwood Dr. vacation process.

How many feet of Westwood Dr. are being vacated?

What is the proposed function of the proposed extension North over Westwood Dr. only?

#30—CNP agrees with staff!

#31—We are pleased with the "It's a desert out there." Tree arrangement.

MAY EACH OF YOU ENJOY THIS FAMILY THANKSGIVING SEASON!

RECEIVED

CNP President June Ingram

and BOARD

NOV 18 2010

June Ingram

Russ Stanciff
Vicki Arnold
Pamela Stanciff

BOARD & ADVISORY MEMBERS

Dennis Ardine-Vicki Arnold-Dick Bratton-Erna Clark-Juanita Clark-Miriam Egn-Danielle Hanslip-Rose Honrath-June Ingram-Rick Johnson-Joanta Krol-Rod & Betty Larsen- Geno & Pearl Leonardo-Flo Montalvo-Dorothy Orr-Jim Seward-Pamela Stanciff-Tim Volz-Marcus (ohel-
Gloria Martin-Daniel Palmer-Laura Rushforth-Leonine Swann-Lidia Whelan-Leon Withers-Dubore

Steve Gebeke

From: jims217@earthlink.net
Sent: Wednesday, October 06, 2010 10:35 AM
To: Steve Gebeke
Subject: Re: VAR-39804 and SUP-39801

Steve:

Yes Bob from Genzer Consulting is representing Western Linen in the below mentioned items. Thanks for all your help.

Sincerely,

Jim Slatcher
General Manager
Western Linen Services, Inc.
(702) 743 - 8854 Cell Phone

Sent from my HTC on the Now Network from Sprint!

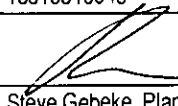
----- Reply message -----

From: "Steve Gebeke" <sgebeke@LasVegasNevada.GOV>
Date: Wed, Oct 6, 2010 10:15 AM
Subject: VAR-39804 and SUP-39801
To: "jims217@earthlink.net" <jims217@earthlink.net>
Cc: "GenzerConsulting@cox.net" <GenzerConsulting@cox.net>

Mr. Slatcher:

We have received your applications for a Special Use Permit and Variance. Please provide confirmation that Robert Genzer, Genzer Consulting, is authorized to act as your representative in the case. You may provide a signed letter to that effect, or reply to this email. Thank you.

Steve Gebeke, AICP
Planning Supervisor
Department of Planning and Development
City of Las Vegas
Office (702) 229-5410
Fax (702) 385-7268
sgebeke@lasvegasnevada.gov

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") Variance for parking and Special Use Permit for a Cleaners, Commercial/Industrial in the C-PB zone <i>REQUIRE BY CANTON FOR BUILDING PERMIT.</i>
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	Original meeting notes and checklist 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: ☐)			
☒	☐	Copy of approval letter from the Las Vegas Technology Center ARC (required for approval of any proposed exterior improvements, including fencing)			
ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)					
SITE PLAN					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 6
☒	☐	North arrow, scale, and vicinity map			Colored, Rolled Plans: 1
☒	☐	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 B/W): 1
☒	☐	All building setbacks labeled			NOTES: Current use of building is Warehouse (1 Space / 1,000 SF of GFA)
☒	☐	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: 1 Space / 500 SF of Gross Floor Area, plus the greater of: 1 space per delivery vehicle or five spaces.			
☒	☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total			
☒	☐	All free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN					
☐	☒	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 0
☐	☒	North arrow, scale, and vicinity map			Colored, Rolled Plans: 0
☐	☒	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 B/W): 0
☐	☒	All required perimeter landscape planters shown			NOTES:
☐	☒	All required parking lot fingers/islands shown			
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover			
BUILDING ELEVATIONS					
☐	☒	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 0
☐	☒	Scale and building dimensions labeled			Colored, Rolled Plans: 0
☐	☒	North, south, east, and west elevations of all buildings			Reduced Copy (8-1/2x11 B/W): 0
☐	☒	All building materials and colors noted			NOTES:
☐	☒	8" x 10" photo of original color and material board			
FLOOR PLANS					
☐	☒	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 0
☐	☒	Scale and building dimensions labeled			Rolled Plans: 0
☐	☒	All building entrances/exits shown			Reduced Copy (8-1/2x11 B/W): 0
☐	☒	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:	ASSAF NEVADA, Inc. / Western Linen Services			Application Type:	Variance
Representative:	Jim Slatcher			Application Purpose:	Parking
APN:	13815310048			Site Location:	7350 Prairie Falcon Road
Planner's Signature:				Pre-App. Meeting Date:	09/24/10
Planner:				Steve Gebeke, Planning Supervisor - 229-5410	Submission Deadline:
				Earliest PC / CC Meeting Dates:	11/18/10 PC - 12/15/10 CC - Cycle 9

RECEIVED

OCT 04 2010



CITY OF LAS VEGAS

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

Page: 1 of 1
Date: 09/24/10
Time: 10:00 a.m.

Project Name: Western Linen Services, Inc.

Conversation between CLV P&D Representative: Steve Gebeke, Planning Supervisor (229-5410 Office / 385-7268 Fax / sgebeke@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Jim Slatcher	Western Linen Services, Inc.	743-8854		
2.				
3.				
4.				
5.				
6.	CLV - Finance (Business License)	229-6321	383-0769	
7.	CLV - PW - Dev Co	229-6578	474-7599	
8.	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11.	CLV - Fire and Rescue	229-0366	229-0124	
12.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☒ see Meeting Attendance Sheet

Is this project intended to meet the City of Las Vegas Green Building Rebate Program? ☐ YES ☒ NO
Please refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives.

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

Airport Overlay (175 Feet), Las Vegas Technology Center Phase 1

Meeting Notes:

1. A Variance for parking is required due to the increased parking requirement for the proposed use. There is a previous Variance (VAR-34603) for 176 spaces where 331 are required.
2. A Special Use Permit is required for a Cleaners, Commercial/Industrial use in the C-PB zone.
3. Please note all proposed exterior improvements to the site. The submitted plan indicates that a fence and gate will be added on the north side of the building, but the type of fence is not noted. Fences/walls shall comply with the requirements of the Las Vegas Technology Center Design Standards and Title 19.
4. NOTE - for any exterior changes to the site, a letter of approval from the Las Vegas Technology Architectural Review Committee is required prior to submittal of materials to the City. A copy of this letter will also be required at time of submittal for any required building permits.

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

RECEIVED
OCT 04 2010

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

November 19, 2010

Mr. Allen Shema
Assaf Nevada, Inc.
4832 Richmond Road, Suite #100
Cleveland, Ohio 44128

**RE: VAR-39804 - VARIANCE RELATED TO SUP-39801
PLANNING COMMISSION MEETING OF NOVEMBER 18, 2010**

Dear Mr. Shema:

Your request for a Variance TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE 44 ADDITIONAL PARKING SPACES ARE REQUIRED FOR A CLEANERS, COMMERCIAL/INDUSTRIAL on 7.55 acres at 7350 Prairie Falcon Road (APN 138-15-310-048), C-PB (Planned Business Park) Zone, Ward 4 (Anthony), was considered by the Planning Commission on November 18, 2010.

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-39801) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

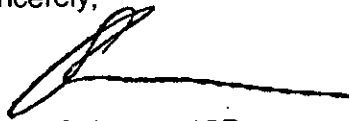
Mayor
Oscar B. Goodman
City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



Mr. Allen Shema
VAR-39804 - Page Two
November 19, 2010

This action by the Planning Commission on **November 18, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision 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 **November 29, 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: Mr. James Slatcher
Western Linen Services, Inc.
4575 Procyon Street, Suite A
Las Vegas, Nevada 89103

Mr. Bob Genzer
Genzer Consulting
9612 Hawksbill Court
Las Vegas, Nevada 89117-0646

P/L 105/93

Report of All Selected Parcels

Case Number: VAR-39804 ; SOP-39801

Printed On: Tue: October 12, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
		13815396001
		13815897001
		13815496001
2400 TECH CENTER L L C	6170 W VIKING RD LAS VEGAS NV	13815410019
2651 CRIMSON CANYON L L C	%A SALMONS 2651 CRIMSON CANYON #190 LAS VEGAS NV	13815310036
475 VAUGHN L L C	% LARRY R ADAMSON MANAGER 30 CALLE CLARA VISTA TUCSON AZ	13815610017
A & A R L L C	%A & A R G P 7251 CATHEDRAL ROCK DR LAS VEGAS NV	13815810007
A R S C J LIMITED	1404 SILVER OAKS ST LAS VEGAS NV	13815613001
AFRA GUILTY M D IRA	3000 LAVA RIDGE CT #130 ROSEVILLE CA	13815810018
ALLAN-GORSKI JAMES I	4290 CAMERON ST #7 LAS VEGAS NV	13815610014
AMERICAN FIRST FEDERAL C U	P O BOX 9199 RIVERDALE UT	13815710007
AMERICAN M E C INC	%K HASHIMOTO 1330 ALA MOANA BLVD #2408 HONOLULU HI	13815410011
ARCATA-T & M BUILDING L L C	2300 W SAHARA AVE #530 LAS VEGAS NV	13815310028
ASSAF NEVADA INC	4832 RICHMOND RD #100 CLEVELAND OH	13815310048
B G M PECOS PADS INC	83094 RODGERS RD CRESWELL OR	13815410043
B R E / L Q PROPERTIES L L C	%LA QUINTA CORPORATION 909 HIDDEN RIDGE #600 IRVING TX	13815612009
BGM PECOS PADS INC	83094 RODGERS RD CRESWELL OR	13815410046
BOX CANYON-WELLISH L L C	2110 E FLAMINGO #210 LAS VEGAS NV	13815810051
BUGBEE LAURA TRUST	7250 PEAK DR #110 LAS VEGAS NV	13815610019
C C C N N W BUILDING J V L L C	%U S ONCOLOGY INC %REAL ESTATE DEPT 16825 NORTHCHASE DR #1300 HOUSTON TX	13815310027
C R DICKENS L L C ETAL	7250 PEAK DR #110 LAS VEGAS NV	13815610012
CAMERON ALLEN J & JANET	8225 SWAN LAKE AVE LAS VEGAS NV	13815410036
CASCADE VALLEY COURT L L C	%K ONG 7180 CASCADE VALLEY CT LAS VEGAS NV	13815612005
CATHEDRAL ROCK MEDICAL CTR L L C	7200 CATHEDRAL ROCK DR #130 LAS VEGAS NV	13815810014
CHURCH IMMANUEL'S TEMPLE SYSTEMS	2610 FIRE MESA ST LAS VEGAS NV	13815310047
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13815201002
CITY OF LAS VEGAS	%CITY CLERK 400 STEWART AVE LAS VEGAS NV	13815410030
CITY OF LAS VEGAS	3700 W CHARLESTON BLVD LAS VEGAS NV	13815310012
CITY OF LAS VEGAS	%S ACKERMAN 2680 S JONES BLVD #1 LAS VEGAS NV	13815810009
CITY OF LAS VEGAS	%S ACKERMAN 2680 S JONES BLVD #1 LAS VEGAS NV	13815810010
CITY PARKWAY V INC	%OFFICE OF BUSINESS DEV 400 STEWART AVE 2ND FLR LAS VEGAS NV	13815612012
CLARK COUNTY CREDIT UNION	P O BOX 36490 LAS VEGAS NV	13815710006

Report of All Selected Parcels**Case Number:** VAR-39804**Printed On:** Tue: October 12, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
CRIMSON INVESTMENTS L L C	2650 CRIMSON CANYON DR LAS VEGAS NV	13815310041
EDWARDS NEVADA TRUST	1250 S EASTERN AVE LAS VEGAS NV	13815410013
FALCON INVESTMENTS L L C	3065 S JONES BLVD #201 LAS VEGAS NV	13815410042
FIRE MESA PROPERTIES L L C	7150 CASCADE VALLEY CT LAS VEGAS NV	13815612006
GATEWAY OFFICE L L C	4659 DREAM CATCHER AVE LAS VEGAS NV	13815410029
H J K L L C	6725 VIA AUSTI PKWY #200 LAS VEGAS NV	13815710030
H R L L C	6465 W SAHRA AVE #200 LAS VEGAS NV	13815710003
HANKS STEPHEN D & JOANN	% R MABEY JR MD 2881 N TENAYA WY LAS VEGAS NV	13815613003
HANSEN JOEL F & SHARON R	8990 EL CAMPO GRANDE LAS VEGAS NV	13815410051
HEALTH PLAN NEVADA INC	%UNITED HEALTHCARE SERV INC %LEASE ADMIN MN008-E305 9900 BREN RD E MINNETONKA MN	13815710025
HORITO INVESTMENTS L L C	4535 DESERT BLOOM CT LAS VEGAS NV	13815410040
IWAMOTO PATRICIA EILEEN	379 LIHOLIHO ST WAILUKU HI	13815410041
J & G L L C	2690 CRIMSON CANYON DR LAS VEGAS NV	13815310040
JAEMSS L L C	2471 PROFESSIONAL CT LAS VEGAS NV	13815410037
KOLL P E R BROOKHOLLOW L L C	%KOLL CO %L RIDDLE 4343 VON KARMAN AVE #150 NEWPORT BEACH CA	13815410022
KOLL P E R BROOKHOLLOW L L C	%KOLL CO %L RIDDLE 4343 VON KARMAN AVE #150 NEWPORT BEACH CA	13815410020
KOLL P E R BROOKHOLLOW L L C	%KOLL CO %L RIDDLE 4343 VON KARMAN AVE #150 NEWPORT BEACH CA	13815410021
KOLL P E R BROOKHOLLOW L L C	%KOLL CO %L RIDDLE 4343 VON KARMAN AVE #150 NEWPORT BEACH CA	13815410003
KREILING L L C	2701 CRIMSON CANYON DR LAS VEGAS NV	13815310014
L S O HOLDINGS L L C	2575 MONTESSOURI ST #200 LAS VEGAS NV	13815710029
L V WOLF L L C	2460 PROFESSIONAL CT #120 LAS VEGAS NV	13815410052
LAS VEGAS TECHNOLOGY OWNERS ASSN	%EQUITY GROUP 8367 W FLAMINGO RD #201 LAS VEGAS NV	13815810036
LAS VEGAS TECHNOLOGY OWNERS ASSN	%EQUITY GROUP 8367 W FLAMINGO RD #201 LAS VEGAS NV	13815710028
LINDLEY GARDENS APT-3 L L C ETAL	%UNITED HEALTH CARE SERV INC %LEASE ADMIN MN008-E305 9900 BRAN RD MINNETONKA MN	13815710027
LINDLEY GARDENS APT-3 L L C ETAL	%UNITED HEALTH CARE SERV INC %LEASE ADMIN MN008-E305 9900 BRAN RD MINNETONKA MN	13815710011
MARK & STEVE L L C	2020 PALOMINO LN #220 LAS VEGAS NV	13815310043
MEDTIC L L C	%RDS ASSOCS L L C 701 N GREEN VALLEY PKWY #200 LAS VEGAS NV	13815410038
MEMMER RENTAL PROPERTIES L L C	8113 LAKE HILLS DR LAS VEGAS NV	13815810052
MILLER CREEK PARTNERSHIP	%KNOWLEDGE LEARNING CORP %TAX DEPT #000050 P O BOX 6760 PORTLAND OR	13815610010

Report of All Selected Parcels**Case Number:** VAR-39804**Printed On:** Tue: October 12, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
N N N 2716 N TENAYA 33 LLC ETAL	%UNITED HEALTH CARE SERV INC %LEASE ADMIN MN008-E305 9900 BRAN RD MINNETONKA MN	13815710026
N N N 2716 N TENAYA 33 LLC ETAL	%UNITED HEALTH CARE SERV INC %LEASE ADMIN MN008-E305 9900 BRAN RD MINNETONKA MN	13815710023
N W CAPITAL GROUP L L C	10413 ORKINEY DR LAS VEGAS NV	13815810050
N W H II LTD	%J MCKELLAR JR %MCKELLAR DEV GROUP INC 3340 S TOPAZ #240 LAS VEGAS NV	13815612013
N W H LTD	3340 S TOPAZ #240 LAS VEGAS NV	13815612008
NINE POINTED STAR L L C	885 BUFFWOOD AVE LAS VEGAS NV	13815810028
NORTHWEST I L L C	2300 W SAHARA AVE LAS VEGAS NV	13815410025
NORTHWEST PROFESSIONAL DEV L L C	%O HAIKAL 2136 E DESERT INN RD #A LAS VEGAS NV	13815310018
NORTHWEST V L L C	%G RALPHS 2300 W SAHARA AVE #550-18 LAS VEGAS NV	13815310046
OLIENA L L C	5421 IRISH SPRING ST LAS VEGAS NV	13815410047
ORIGIN PARK II L L C	%B BURNS 2660 CRIMSON CANYON DR #110 LAS VEGAS NV	13815310042
ORION BLUE L L C	5447 S RAINBOW BLVD #E1 LAS VEGAS NV	13815310029
OTTO C L L C	9731 ORIENT EXPRESS CT LAS VEGAS NV	13815710024
PETERSON S & A 1997 TRUST ETAL	3659 MOONCREST CIR LAS VEGAS NV	13815410045
PETTY-KROB PROPERTIES L L C	%VIRTUS COMM 8367 W FLAMINGO RD #102 LAS VEGAS NV	13815612010
PHASE ONE PROPERTIES L L C	3820 S HUALAPAI WY #200 LAS VEGAS NV	13815710032
R C N PROPERTIES L L C	416 LAKE WINDEMERE ST LAS VEGAS NV	13815410049
RED CANYON PROPERTIES L L C	%J & J FELLER 11009 CHERWELL CT LAS VEGAS NV	13815613002
REHABILITATION HOSP NV-LV INC	ONE HEALTH SOUTH PKWY BIRMINGHAM AL	13815810001
ROTH COMMERCIAL L L C	%R & A ROTH 508 TUSCANY VIEW ST LAS VEGAS NV	13815710033
S D M I NORTHWEST L L C	P O BOX 36900 LAS VEGAS NV	13815710008
S D M I NORTHWEST L L C	2767 N TENAYA WY LAS VEGAS NV	13815310009
SHANBAGAM COMMERCIAL PPTYS L L C	111 DEERWOOD RD #170 SAN RAMON CA	13815310019
SIERRA HEALTH SERVICES INC	%UNITED HEALTHCARE SERV INC %LEASE ADMIN MN008-E305 9900 BREN RD E MINNETONKA MN	13815810012
SIERRA HEALTH SERVICES INC	%UNITED HEALTHCARE SERV INC %LEASE ADMIN MN008-E305 9900 BREN RD E MINNETONKA MN	13815710022
SMOKE RANCH FIRE MESA L L C	7425 PEAK DR LAS VEGAS NV	13815310024
STAHL MARCUS TRUST	2001 WHITE FALLS ST LAS VEGAS NV	13815710034
STAMATES JOSEPH & GLADYCE TRUST	9737 ALCOSTA BLVD SAN RAMON CA	13815410044
SUNFINITY LIMITED LIABILITY CO	2451 PROFESSIONAL CT #110 LAS VEGAS NV	13815410035

Report of All Selected Parcels**Case Number:** VAR-39804**Printed On:** Tue: October 12, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
TH L L L C	%GMAC COML MTGE CORP %SRVCING DEPT J ALDER 5 PARK PLAZA #400 IRVINE CA	13815710009
TI H PEAK L L C ETAL	3065 S JONES BLVD #201 LAS VEGAS NV	13815610006
TECH CENTER SURGICAL L L C	2800 N TENAYA WY #102 LAS VEGAS NV	13815612011
TECH PLAZA L L C	4290 CAMERON #7 LAS VEGAS NV	13815410014
TENAYA INVESTORS L L C ETAL	12441 VENTURA CT STUOIO CITY CA	13815610015
TENAYA INVESTORS L L C ETAL	12441 VENTURA CT STUOIO CITY CA	13815610016
TIERRA NEVADA L L C	ATTN TREVOR NAZZARO 175 MERCAOO ST #240 DURANGO CO	13815710013
TRANSWESTERN INVESTMENT CORP LLC	7250 PEAK DR #110 LAS VEGAS NV	13815610018
TRINITY PEAK III LLC	%D L CROOK 9500 HILLWOOD DR #200 LAS VEGAS NV	13815410055
TSOU FAMILY TRUST	2187 S VALADEZ ST LAS VEGAS NV	13815310004
USA	400 E STEWART AVE LAS VEGAS NV	13815302001
USA POSTAL SERVICE	8055 E TUFTS AVE #400 DENVER CO	13815401001
VALLEY INSURANCE COMPANY	1 E WACKER DR CHICAGO IL	13815410039
WEST ROCK L L C	%TAX OEPT 03488 P O BOX 1504 NASHVILLE TN	13815810015
YAH I PEAK L L C	2640 CRIMSON CANYON DR LAS VEGAS NV	13815310044

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
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TTY: 702-386-9108

www.lasvegasnevada.gov

November 4, 2010

Mr. Allen Shema
Assaf Nevada, Inc.
4832 Richmond Road, Suite #100
Cleveland, Ohio 44128

**RE: VAR-39804 - VARIANCE RELATED TO SUP-39801
PLANNING COMMISSION MEETING OF NOVEMBER 18, 2010**

Dear Mr. Shema:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **November 18, 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 **Wednesday, November 10, 2010** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

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

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. James Slatcher
Western Linen Services, Inc.
4575 Procyon Street, Suite A
Las Vegas, Nevada 89103

Mr. Bob Genzer
Genzer Consulting
9612 Hawksbill Court
Las Vegas, Nevada 89117-0646

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





CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

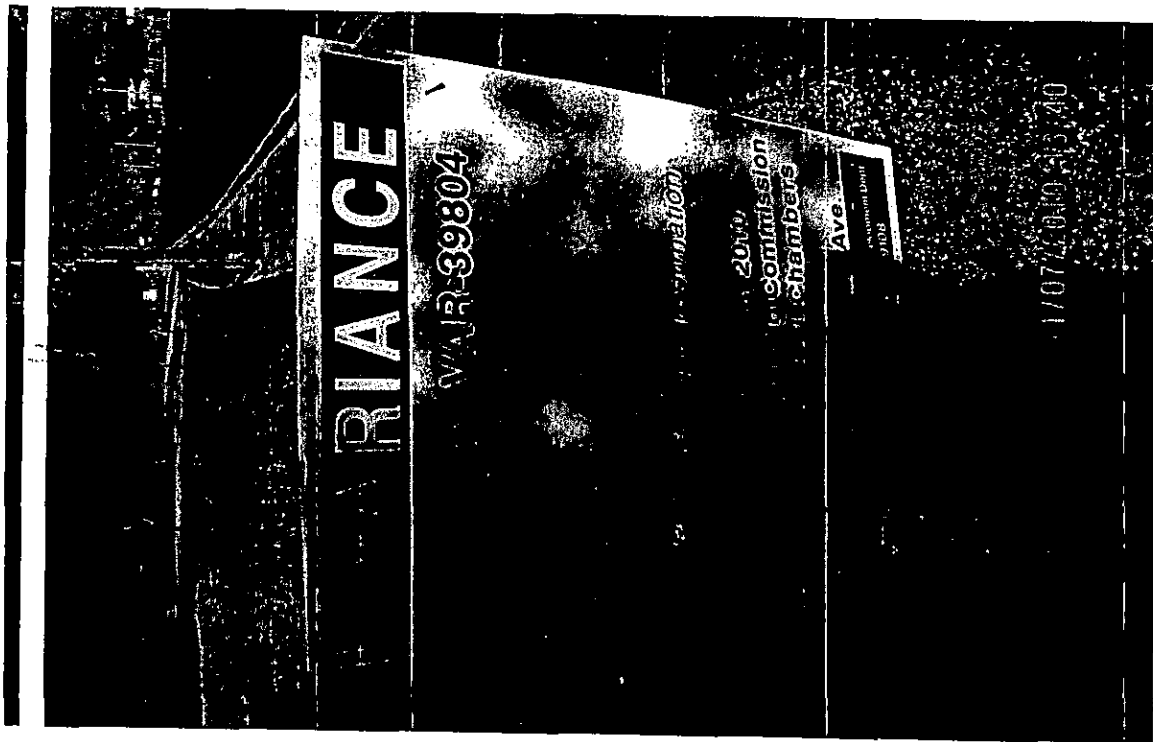


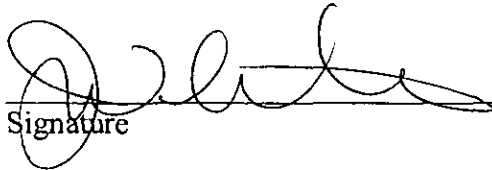
CASE NUMBER: VAR-39804

MEETING DATE: 11/18/10 PC

1 of 2

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




Signature

11-07-10
Date

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

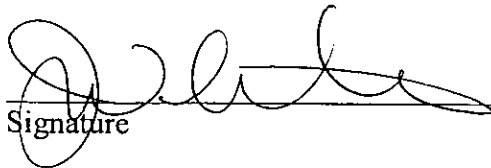


CASE

MEE

Sign P
Code, v
scheduling




Signature

11-07-10
Date

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



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-39804

MEETING DATE: 11/18/10 PC

292

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

VARIANCE

CASE NUMBER: VAR-39804

Public Hearing Information

TIME: 6:00 PM

DATE: NOVEMBER 18, 2010

MEETING: Planning Commission

LOCATION: Council Chambers

PLANNING & DEVELOPMENT City Hall

400 Stewart Ave.

For information call:
City of Las Vegas Planning & Development Dept.
at 229-6301 - TDD-386-9108

11/07/2010 13 48


Signature

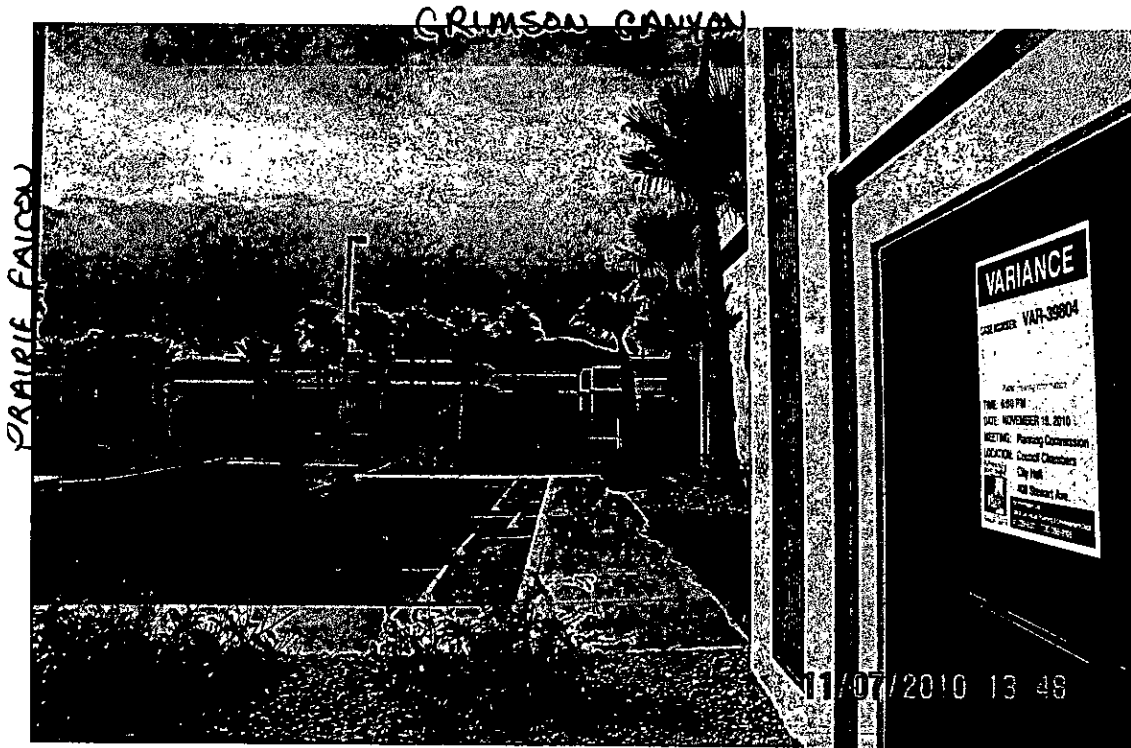
11-07-10
Date

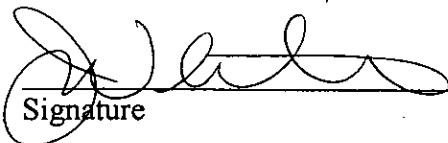
This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.



12

Zoning
the first




Signature

11-07-10
Date

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

Application Information

VAR-39804 - VARIANCE - PUBLIC HEARING - APPLICANT: WESTERN LINEN SERVICES, INC. - OWNER: ASSAF NEVADA, INC. - Request for a Variance TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE 44 ADDITIONAL PARKING SPACES ARE REQUIRED FOR A CLEANERS, COMMERCIAL/INDUSTRIAL on 7.55 acres at 7350 Prairie Falcon Road (APN 138-15-310-048), C-PB (Planned Business Park) Zone, Ward 4 (Anthony).

SUP-39801 - SPECIAL USE PERMIT RELATED TO VAR-39804 - PUBLIC HEARING - APPLICANT: WESTERN LINEN SERVICES, INC. - OWNER: ASSAF NEVADA, INC. - Request for a Special Use Permit FOR A CLEANERS, COMMERCIAL/INDUSTRIAL at 7350 Prairie Falcon Road (APN 138-15-310-048), C-PB (Planned Business Park) Zone, Ward 4 (Anthony).

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

Application Information

VAR-39804 - VARIANCE - PUBLIC HEARING - APPLICANT: WESTERN LINEN SERVICES, INC. - OWNER: ASSAF NEVADA, INC. - Request for a Variance TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE 44 ADDITIONAL PARKING SPACES ARE REQUIRED FOR A CLEANERS, COMMERCIAL/INDUSTRIAL on 7.55 acres at 7350 Prairie Falcon Road (APN 138-15-310-048), C-PB (Planned Business Park) Zone, Ward 4 (Anthony).

SUP-39801 - SPECIAL USE PERMIT RELATED TO VAR-39804 - PUBLIC HEARING - APPLICANT: WESTERN LINEN SERVICES, INC. - OWNER: ASSAF NEVADA, INC. - Request for a Special Use Permit FOR A CLEANERS, COMMERCIAL/INDUSTRIAL at 7350 Prairie Falcon Road (APN 138-15-310-048), C-PB (Planned Business Park) Zone, Ward 4 (Anthony).

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Application Location

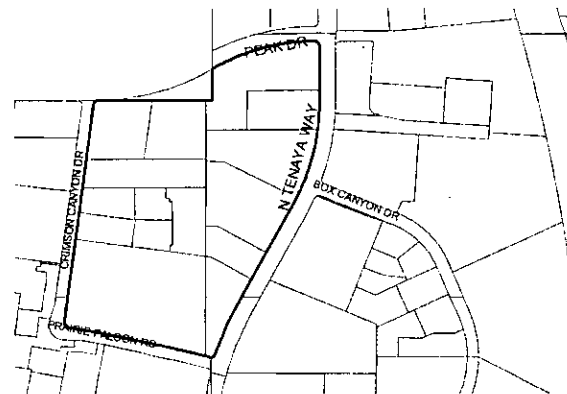


The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: November 18, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Application Location



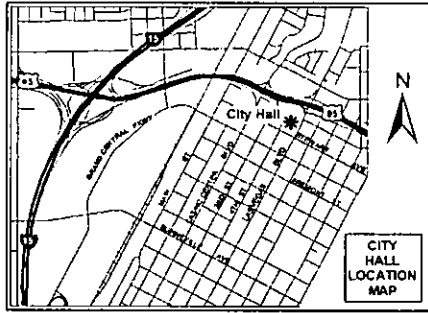
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Meeting: Planning Commission
Date: November 18, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

Return Service Requested
Official Notice of Public Hearing



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

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

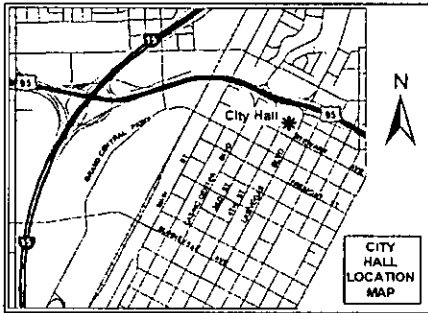
Please use available blank space on card for your comments.

VAR-39804 & SUP-39801

Planning Commission Meeting of 11/18/2010

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

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-39804 & SUP-39801

Planning Commission Meeting of 11/18/2010

Development Notification

PC Meeting: November 18, 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:

VAR-39804

Alondra HOA

Bavington Court HOA

Buena Vista HOA

Desert Shores Community Association

Diamond Bay HOA

Mar-A-Lago HOA

Monterrey II HOA

Pelican Point HOA

Rosewood HOA

Smoke Ranch Maintenance District

South Shores Community Association

Sterling Springs HOA

Tanglewood HOA

Villa Del Sol HOA

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: October 20, 2010
Re: **VAR-39804** Western Linen Services, Inc. 7350 Prairie Falcon Rd.
Request for a Variance for parking

COMMENTS:

We support present City Code parking requirements, therefore we cannot support the variance request to allow zero additional parking spaces where 21 additional parking spaces are the minimum allowed for a proposed commercial laundry facility located at 7350 Prairie Falcon Road.

BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

LICENSE #: M18-03466-A-125527

DATE ISSUED: 02/02/06

TYPE OF LICENSE: PLANNING CONSULTANT

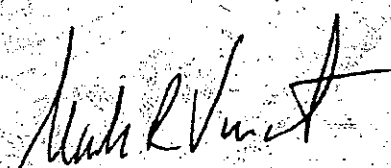
BUSINESS LOCATION: 9612 HAWKSBILL CT

ISSUE TO:

GENZER CONSULTING
9612 HAWKSBILL CT
LAS VEGAS NV 89117-0646

PRINCIPAL(S)

GENZER, ROBERT S


Director, Department of Finance and Business Services

Post in a conspicuous place.



October 20, 2010

Ms. Margo Wheeler, Director
City of Las Vegas
Planning and Development Department
731 S. Fourth St.
Las Vegas, NV 89101

Re: APN: 138-15-310-048

Dear Ms. Wheeler:

This letter is submitted as justification for Special Use Permit and Variance applications for the above listed property located in the Las Vegas Technology Center at 7350 Prairie Falcon Road. The property was originally developed for a printing company but has more recently been divided into three spaces, one of which is currently occupied by an indoor amusement facility containing a go-kart track and related retail uses which by code are parking intensive and which, on August 19, 2009, received approval from the City Council to allow 176 parking spaces where 327 spaces are required. While there is nothing to indicate that that approval has caused any issues on the site, it does necessitate any new use in the remaining portions of the building to also apply for a parking variance because the parking calculation is based on the various uses within the total square footage of the building.

The applicant, Western Linen Services, is requesting approval to locate a commercial/industrial cleaning facility in the westerly 50,600 square feet of the overall 141,419 square foot building which is located in the virtual center of the tech park, with access to two streets, which makes the location ideal for a facility of this type. Per the Land Use Table in the Retail & Personal Services section of Chapter 19.04 a commercial laundry requires a Special Use Permit when located in the C-PB zone. In regard to the determinations for approval of a SUP, all work will be conducted within the facility and all equipment, such as hot water and air tanks and an air compressor system will be located within the building, thus eliminating any potential noise from equipment from being heard on adjacent properties. An existing block at the rear of the west edge of the building and running northerly to the rear driveway will help block the view of the existing loading docks from traffic on Crimson Canyon Drive.

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OCT 21 2010

VAR-39804
SUP-39801
REVISED

Based on the parking standard for this type of use a total of 101 spaces is required, not including spaces for delivery vehicles which will be located at the rear of the building. The applicant has indicated that a maximum of 50 employees will work at this facility with an average of 15 employees per shift. The applicant has further indicated that of the 15 employees per shift, a significant number of those use public transportation to get to and from work, further reducing the need for the required number of spaces. It is also important to note that while the code requires parking spaces based on the total square footage of the facility, approximately two-thirds of the interior space is utilized for machinery. In regard to the determinations needed for approval of a Variance, as indicated in paragraph one above, this request is clearly not self-imposed because the previous Variance approved by the City Council created a unique circumstance in which any new use in any remaining portion of the building will require an additional Variance.

As the applicants representative on these applications I will be happy to provide any additional information you may require or respond to any questions you may have. Thank you for your consideration.

Respectfully,



Robert S Genzer
Genzer Consulting
9612 Hawksbill Ct.
Las Vegas, NV
89117-0646
702-256-6022

RECEIVED

OCT 21 2010

**VAR-39804
SUP-39801
REVISED**

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

VAR-39804

HAND DELIVERED

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

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2nd Floor
METRO	BRIAN O'CALLAGHAN	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES /	ANNE KILPONEN	2nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEMUS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

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

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

VAR-39804 - VARIANCE - PUBLIC HEARING - APPLICANT: WESTERN LINEN SERVICES, INC -
OWNER: ASSAF NEVADA, INC - Request for a Variance TO ALLOW _____ PARKING SPACES WHERE
_____ PARKING SPACES ARE REQUIRED on 7.55 acres at 7350 Prairie Falcon Road (APN: 138-15-310-
048), C-PB (Planned Business Park) Zone, Ward 4 (Anthony).

PLANNING COMMISSION: NOVEMBER 18, 2010

CITY COUNCIL: DECEMBER 15, 2010

PLANNING SUPERVISOR: STEVE GEBEKE



PUBLIC HEARING

Comments Due: OCTOBER 19, 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:

YIC

Report Date 10/06/2010 10:30 AM

Submitted By

Page 1

A/P # 39804 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	10/04/2010 12:24	970634	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

VAR-39804 - VARIANCE - PUBLIC HEARING - APPLICANT: WESTERN LINEN SERVICES, INC - OWNER: ASSAF NEVADA, INC - Request for a Variance TO ALLOW ____ PARKING SPACES WHERE ____ PARKING SPACES ARE REQUIRED on 7.55 acres at 7350 Prairie Falcon Road (APN: 138-15-310-048), C-PB (Planned Business Park) Zone, Ward 4 (Anthony).

Parent A/P # 39801
Project # 39804 Project/Phase Name WESTERN LINEN SERVICES, INC Phase #
Size/Area 7.42 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13815310048

Location

Owner/Tenant

Contact ID AC1593329 Name ASSAF NEVADA INC
Mailing Address 4832 RICHMOND RD #100 Organization
City CLEVELAND State/Province OH
ZIP/PC 44128-5993 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

7350 PRAIRIE FALCON RD 110
LAS VEGAS, 89128-

7350 PRAIRIE FALCON RD
LAS VEGAS, 89128-

A/P Addressee

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

Report Date 10/06/2010 10:30 AM

Submitted By

Page 2

A/P Linked Parcels

13815310048

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1593329 ☐ Foreign
Effective Expire
Name ASSAF NEVADA INC
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 4832 RICHMOND RD #100
CLEVELAND, OH 44128-5993
Seasonal Addr

Valid From To
Comments No Comments

Primary Y Capacity APPL Contact ID AC1828111 ☐ Foreign
Effective Expire
Name WESTERN LINEN SERVICES INC
Day Phone (702)743-8854 x Eve Phone Organization WESTERN LINEN SERVICES INC
Pager PIN # Position
Fax (702)365-5347 Mobile Profession
E-Mail
Address 4575 PROCYON SUITE A
LAS VEGAS, NV 89103
Seasonal Addr

Valid From To
Comments No Comments

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	10/04/2010 12:31	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	10/04/2010 12:31	30.00
PROCESSING FEE	P	10/04/2010 12:31	300.00
Total Unpaid	0.00	Total Paid	830.00

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 (VAR) Modified By LMAYNARD Modified Date/Time 10/04/2010 13:55
Comments
Building elevations and floor plans not required as per submittal check list of 9/4/10.

Include Bob Genzer in all correspondence.

Report Date 10/06/2010 10:30 AM

Submitted By

Page 3

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plan (6 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	N Building Elevations (1 Folded, 1 Rolled Color)
Y Deed and Legal Description	N Floor Plan (1 Folded, 1 Rolled)
Y Justification Letter	Y Laser Print Site Plan
Y Statement of Financial Interest	N Laser Print Floor Plan
	N Laser Print Elevation

Y Business Licensing Requirements Met

Y Business License Exempt

Detail LINKED PROJECTS

Modified By LMAYNARD

Modified Date/Time 10/04/2010 13:21

Comments

No Comments

LINKED PROJECT

Grid Template Type	Project Number	APKEY	COMMENTS	Proj Type
PRJ	38901	331872	REVISION TO APPROVED PLANS	L-REVISION

Check Conditions	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Condition Supervisor Required		Comments				
Z-LEGAL				970634	10/04/2010 12:24	
N						

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

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

Report Date 10/06/2010 10:30 AM

Submitted By

Page 4

VARIANCE

Y Parent Project link required?

Y Will this go to the City Council?

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

Staff Recommendation

Meeting information

Meeting Information	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date Comments Added By	Add Date	Modified By Modified Date			
11/18/2010	PC	SCHEDULED	0	0	0
LMAYNARD	10/04/2010				

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

No children exist for this project

Employee	First	MI	Comments
Employee ID Last			

No Employee Entries

Log	Description	Entered By	Start	Stop	Hours
Action Comments					

PAYMNT CO NAME WHO PICKED UP CONTACT# 890381 10/04/2010 12:38 0.00
BOB GENZER; GENZER CONSULTING; CK#3600 WESTERN LINEN SERVICE; BOB GENZER 702-281-7496;

No Model Home Details



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Parking Variance
Project Address (Location) 7350 Prairie Falcon Road
Project Name Western Linen Services, Inc Proposed Use Commercial Laundry
Assessor's Parcel #(s) 138-15-310-048 Ward # _____
General Plan: existing LI/P proposed _____ Zoning: existing C-PB proposed _____
Commercial Square Footage 20,131 Floor Area Ratio _____
Gross Acres 7.42 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Assaf Nevada, Inc Contact Allen M. Shema
Address 4832 Richmond Road, Suite 100 Phone: (440) 914-8421 Fax: (216) 896-0470
City Cleveland State Ohio Zip 44128
E-mail Address Ashema@Teamweston.com

APPLICANT Western Linen Services, Inc Contact James Slatcher
Address 4575 S. Procyon, Suite A Phone: (702) 743-8854 Fax: (702) 365-5347
City Las Vegas State Nevada Zip 89103
E-mail Address Jims217@earthlink.net

REPRESENTATIVE Western Linen Services, Inc Contact James Slatcher
Address 4575 S Procyon, Suite A Phone: (702) 743-8854 Fax: (702) 365-5347
City Las Vegas State Nevada Zip 89103
E-mail Address Jims217@earthlink.net

Property Owner Signature* Allen M. Shema

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

Print Name ALLEN M. SHEMA

Subscribed and sworn before me

This 16th day of September, 20 10.

Kathleen Shea

Notary Public in and for said County and State of OHIO
NOTARY PUBLIC • STATE OF OHIO
Recorded in Lake County
My commission expires Oct. 21, 2012

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-39804</u>
Meeting Date:	<u>11/18/10</u>
Total Fee:	<u>830.00</u>
Date Received:*	<u>10/4/10</u>
Received By:	<u>LHM</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.
RECEIVED
OCT 04 2010
f:\depot\Application Packet\Application Form.pdf

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Parking Variance
 Project Address (Location) 7350 Prairie Falcon Road
 Project Name Western Linen Services, Inc Proposed Use Commercial Laundry
 Assessor's Parcel #(s) 138-15-310-048 Ward # 4
 General Plan: existing LT/R proposed _____ Zoning: existing C-PB proposed _____
 Commercial Square Footage 20,131 Floor Area Ratio _____
 Gross Acres 7.42 Lots/Units _____ Density _____
 Additional Information _____

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This 16th day of September, 20 10

Kathleen Shea

Notary Public in and for said County and State

KATHLEEN SHEA
 NOTARY PUBLIC • STATE OF OHIO
 Recorded in Lake County
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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-39804** APN: 138-15-310-048

Name of Property Owner: Assaf Nevada, Inc

Name of Applicant: Western Linen Services, Inc

Name of Representative: Jim Slatcher

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: Allen M. Shema, Agent for Owner

Subscribed and sworn before me

This 16 day of September, 2010

Kathleen Shea

Notary Public in and for said County and State

KATHLEEN SHEA
NOTARY PUBLIC • STATE OF OHIO
Recorded in Lake County
My commission expires Oct. 21, 2012

RECEIVED

ASCAF NEVADA, INC.

Business Entity Information

Status:	Active	File Date:	10/19/2007
Type:	Domestic Close Corporation	Entity Number:	E0730582007-2
Qualifying State:	NV	List of Officers Due:	10/31/2010
Managed By:		Expiration Date:	
NV Business ID:	NV20071651837	Business License Exp:	10/31/2010

Registered Agent Information

Name:	JENNIFER BAJC	Address 1:	601 CABRILLO DRIVE
Address 2:	#536	City:	HENDERSON
State:	NV	Zip Code:	89015
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	75,000.00	Capital Amount:	\$ 0
No stock records found for this company			

Officers

☐ Include Inactive Officers

President - ANTHONY JUDE ASHER			
Address 1:	4832 RICHMOND ROAD	Address 2:	SUITE 100
City:	CLEVELAND	State:	OH
Zip Code:	44128	Country:	USA
Status:	Active	Email:	
Treasurer - ANTHONY JUDE ASHER			
Address 1:	4832 RICHMOND ROAD	Address 2:	SUITE 100
City:	CLEVELAND	State:	OH
Zip Code:	44128	Country:	USA
Status:	Active	Email:	
Director - ANTHONY JUDE ASHER			
Address 1:	4832 RICHMOND ROAD	Address 2:	SUITE 100
City:	CLEVELAND	State:	OH
Zip Code:	44128	Country:	USA
Status:	Active	Email:	
Secretary - ROBERT E KENNY III			
Address 1:	2367 LOYOLA ROAD	Address 2:	
City:	UNIVERSITY HEIGHTS	State:	OH
Zip Code:	44118	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Incorporation		
Document Number:	20070715233-20	# of Pages:	2
File Date:	10/19/2007	Effective Date:	
Initial Stock Value: No Par Value Shares: 75,000 ----- Total Authorized Capital: \$ 0.00			
Action Type:	Initial List		

Document Number:	20070817610-52	# of Pages:	1
File Date:	11/28/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090354548-00	# of Pages:	1
File Date:	4/21/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090785490-44	# of Pages:	1
File Date:	11/10/2009	Effective Date:	
(No notes for this action)			



COMMERCIAL
REAL ESTATE

We See to Your Vision

October 5, 2010

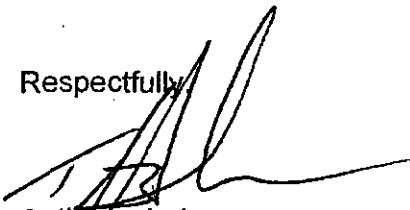
City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

RE: Western Linen Submittal, 7350 Prairie Falcon, Las Vegas, Nevada

To whom it may concern,

Please accept this letter as confirmation that Allen Shema, Director of Operations, Weston, Inc. has authority to sign on behalf of Weston and Assaf Nevada in the matters of form submittals to the Las Vegas Development, Planning, and Zoning Departments regarding Western Linen. If you have any questions or concerns please feel free to contact me at (440) 914-8427.

Respectfully,



Anthony Jude
Weston
Chief Executive Officer

Assaf Nevada, Inc.
Member

ASSAF NEVADA, INC.**Business Entity Information**

Status:	Active	File Date:	10/19/2007
Type:	Domestic Close Corporation	Entity Number:	E0730582007-2
Qualifying State:	NV	List of Officers Due:	10/31/2010
Managed By:		Expiration Date:	
NV Business ID:	NV20071651837	Business License Exp:	10/31/2010

Registered Agent Information

Name:	JENNIFER BAJC	Address 1:	601 CABRILLO DRIVE
Address 2:	#536	City:	HENDERSON
State:	NV	Zip Code:	89015
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	75,000.00	Capital Amount:	\$ 0
No stock records found for this company			

Officers☒ Include Inactive Officers

President - ANTHONY JUDE ASHER			
Address 1:	4832 RICHMOND ROAD	Address 2:	SUITE 100
City:	CLEVELAND	State:	OH
Zip Code:	44128	Country:	USA
Status:	Active	Email:	
Treasurer - ANTHONY JUDE ASHER			
Address 1:	4832 RICHMOND ROAD	Address 2:	SUITE 100
City:	CLEVELAND	State:	OH
Zip Code:	44128	Country:	USA
Status:	Active	Email:	
Director - ANTHONY JUDE ASHER			
Address 1:	4832 RICHMOND ROAD	Address 2:	SUITE 100
City:	CLEVELAND	State:	OH
Zip Code:	44128	Country:	USA
Status:	Active	Email:	
Secretary - ROBERT E KENNY III			
Address 1:	2367 LOYOLA ROAD	Address 2:	
City:	UNIVERSITY HEIGHTS	State:	OH
Zip Code:	44118	Country:	
Status:	Active	Email:	

Actions\Amendments

October 4, 2010

Ms. Margo Wheeler, Director
City of Las Vegas
Planning and Development Department
731 S. Fourth St.
Las Vegas, NV 89101

Re: APN: 138-15-310-048

Dear Ms. Wheeler:

This letter is submitted as justification for Special Use Permit and Variance applications for the above listed property located in the Las Vegas Technology Center at 7350 Prairie Falcon Road. The property was originally developed for a printing company but has more recently been divided into three spaces, one of which is currently occupied by an indoor amusement facility containing a go-kart track and related retail uses which by code are parking intensive and which, on August 19, 2009, received approval from the City Council to allow 176 parking spaces where 327 spaces are required. While there is nothing to indicate that that approval has caused any issues on the site, it does necessitate any new use in the remaining portions of the building to also apply for a parking variance because the parking calculation is based on the various uses within the total square footage of the building.

The applicant, Western Linen Services, is requesting approval to locate a commercial/industrial cleaning facility in the westerly 20,131 square feet of the overall 141,419 square foot building which is located in the virtual center of the tech park, with access to two streets, which makes the location ideal for a facility of this type. Per the Land Use Table in the Retail & Personal Services section of Chapter 19.04 a commercial laundry requires a Special Use Permit when located in the C-PB zone. In regard to the determinations for approval of a SUP, all work will be conducted within the facility with only a few pieces of equipment such as hot water and air tanks and an air compressor system located outside at the rear of the building and fully screened by a 8 foot high chain link fence with privacy slats, ensuring that this equipment cannot be seen from adjacent streets or properties. An existing block at the rear of the west edge of the building and running northerly to the rear driveway will block the view of the proposed chain link fence from traffic on Crimson Canyon Drive.

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OCT 04 2010
VAR-39804
SUP-39801

Based on the parking standard for this type of use a total of 41 spaces is required, not including spaces for delivery vehicles which will be located at the rear of the building. The applicant has indicated that a maximum of 50 employees will work at this facility with an average of 15 employees per shift. The applicant has further indicated that of the 15 employees per shift, a significant number of those use public transportation to get to and from work, further reducing the need for the required number of spaces. In regard to the determinations needed for approval of a Variance, this request is clearly not self-imposed as indicated in paragraph one above because the previous Variance has created a unique circumstance for the remainder of the building.

As the applicants representative on these applications I will be happy to provide any additional information you may require or respond to any questions you may have. Thank you for your consideration.

Respectfully,



Robert S Genzer
Genzer Consulting
9612 Hawksbill Ct.
Las Vegas, NV
89117-0646
702-256-6022

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OCT 04 2010

VAR-39804
SUP-39801

7-2
20071105-0001004

Fee: \$18.00 RPTT: \$61,710.00
N/C Fee: \$0.00

11/05/2007 10:53:07
T20070195019

Requestor:
FIRST AMERICAN TITLE COMPANY OF NEVADA

Debbie Conway STN
Clark County Recorder Pgs: 7

A.P.N.: 138-15-310-017 and 138-15-310-003
File No: NCS-283354-PVL (sgs)
R.P.T.T.: \$61,710.00 C

When Recorded Mail To: Mail Tax Statements To:
Assaf Nevada, Inc.
29300 Aurora Road Second Floor
Solon, OH 44139

GRANT, BARGAIN and SALE DEED

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

Berlin Industries, Inc., a Delaware corporation

do(es) hereby GRANT, BARGAIN and SELL to

Assaf Nevada, Inc., a Nevada corporation

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

PARCEL 1:

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, ALSO BEING A PORTION OF LOT ONE (1), BLOCK FOUR (4) OF THE RESUBDIVISION OF A PORTION OF THE LAS VEGAS TECHNOLOGY CENTER, A COMMERCIAL SUBDIVISION AS SHOWN ON THE PLAT THEREOF ON FILE IN BOOK 47 OF PLATS, PAGE 35 OF CLARK COUNTY, NEVADA RECORDS, DESCRIBED AS FOLLOWS:

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COMMENCING AT THE INTERSECTION OF THE CENTERLINES OF CRIMSON CANYON DRIVE (SIXTY (60) FEET WIDE) AND PRAIRIE FALCON ROAD (SIXTY (60) FEET WIDE) AS SHOWN ON THE PLAT OF SAID RESUBDIVISION OF A PORTION OF THE LAS VEGAS TECHNOLOGY CENTER, SAID INTERSECTION BEARS NORTH 33°44'37" WEST A DISTANCE OF 1421.57 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 15; THENCE ALONG THE CENTERLINE OF SAID CRIMSON CANYON DRIVE, NORTH 08°00'03" EAST A DISTANCE OF 470.25 FEET; THENCE SOUTH 81°59'57" EAST A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING IN THE EASTERLY RIGHT OF WAY LINE OF SAID CRIMSON CANYON DRIVE, THENCE CONTINUING SOUTH 81°59'57" EAST A DISTANCE OF 325.00 FEET; THENCE SOUTH 08°00'03" WEST A DISTANCE OF 457.91 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID PRAIRIE FALCON ROAD, BEING THE ARC OF A NONTANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 5665.18 FEET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE FROM A TANGENT WHICH BEARS NORTH 78°14'45" WEST, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°03'21" AN ARC DISTANCE OF 104.40 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, TANGENT TO SAID CURVE, NORTH 79°18'06" WEST A DISTANCE OF 192.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°18'09" AN ARC DISTANCE OF 45.71 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID CRIMSON CANYON DRIVE; THENCE TANGENT TO SAID CURVE, ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 08°00'03" EAST A DISTANCE OF 413.01 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED MARCH 31, 1999 IN BOOK 990331 OF OFFICIAL RECORDS AS INSTRUMENT NO. 04S2S, CLARK COUNTY, NEVADA.

PARCEL 2:

THAT PORTION OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, BEING THAT PORTION OF LOT 1 IN BLOCK 4 OF THE RESUBDIVISION OF A PORTION OF THE LAS VEGAS TECHNOLOGY CENTER, A COMMERCIAL SUBDIVISION, AS SHOWN ON THE PLAT THEREOF ON FILE IN BOOK 47 OF PLATS, PAGE 35 OF CLARK COUNTY, NEVADA RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER (S 1/4) CORNER OF SAID SECTION 15; THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 15 AND THE CENTERLINE OF TENAYA WAY (80.00 FEET WIDE) AS SHOWN ON SAID PLAT OF THE RESUBDIVISION OF A PORTION OF THE LAS VEGAS TECHNOLOGY CENTER, NORTH 00°02'05" EAST A DISTANCE OF 700.00 FEET TO THE BEGINNING OF THE ARC OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 1167.01 FEET; THENCE DEPARTING SAID WEST LINE, CONTINUING ALONG THE CENTERLINE OF SAID TENAYA WAY, NORTHERLY ALONG SAID ARC THROUGH A CENTRAL ANGLE OF 14°43'44" AND AN ARC DISTANCE OF 300.00 FEET TO THE INTERSECTION WITH THE CENTERLINE OF PRAIRIE FALCON ROAD (60.00 FEET WIDE) AS SHOWN ON SAID PLAT OF THE RESUBDIVISION OF A PORTION OF THE LAS VEGAS TECHNOLOGY CENTER; THENCE RADIAL TO SAID ARC, ALONG THE CENTERLINE OF SAID PRAIRIE FALCON ROAD, NORTH 75°14'11" WEST A DISTANCE OF 88.71 FEET; THENCE NORTH 14°45'49" EAST A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID

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PRAIRIE FALCON ROAD, ALSO BEING THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE WITH THE CENTERLINE OF THAT CERTAIN 40 FOOT WIDE STRIP OF LAND DESCRIBED BY THAT CERTAIN DECISION OF RIGHT-OF-WAY GRANTED TO THE NEVADA POWER COMPANY BY BUREAU OF LAND MANAGEMENT APPLICATION NO. NEV-061618, DATED APRIL 3, 1964, HEREINAFTER REFERRED TO AS THE NPC PARCEL; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PRAIRIE FALCON ROAD, NORTH 75°14'11" WEST A DISTANCE OF 111.29 FEET TO THE BEGINNING OF THE ARC OF A CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 5665.20 FEET; THENCE WESTERLY ALONG SAID ARC, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 03°00'34" AND AN ARC DISTANCE OF 297.56 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY DEED TO MARKET ADVERTISING COVERAGE, INC., HEREINAFTER REFERRED TO AS THE MAC PARCEL, RECORDED FEBRUARY 15, 1991 IN BOOK 910215 AS INSTRUMENT NO. 00930 OF CLARK COUNTY, NEVADA RECORDS, A RADIAL LINE THROUGH SAID SOUTHEASTERLY CORNER BEARS NORTH 11°45'15" EAST, THENCE ALONG THE EAST LINE OF SAID MAC PARCEL, NORTH 08°00'03" EAST A DISTANCE OF 457.91 FEET TO THE NORTHEAST CORNER OF SAID MAC PARCEL; THENCE ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID MAC PARCEL, SOUTH 81°59'57" EAST A DISTANCE OF 337.15 FEET TO THE CENTERLINE OF SAID NPC PARCEL; THENCE ALONG THE CENTERLINE OF SAID NPC PARCEL SOUTH 00°02'41" WEST, A DISTANCE OF 503.12 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED JULY 10, 2000 IN BOOK 20000710 OF OFFICIAL RECORDS AS INSTRUMENT NO. 02037, CLARK COUNTY, NEVADA.

THE ABOVE PARCELS ARE ALSO DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING IN AND BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION FIFTEEN (15), TOWNSHIP TWENTY (20) SOUTH, RANGE SIXTY (60) EAST, M.D.M. ALSO BEING A PORTION OF LOT ONE (1), BLOCK FOUR (4) OF THE RESUBDIVISION OF A PORTION OF THE LAS VEGAS TECHNOLOGY CENTER AS SHOWN ON THE PLAT THEREOF ON FILE IN BOOK 47, OF PLATS, PAGE 35, OF CLARK COUNTY, NEVADA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SW/4; THENCE N 00°02'05" E ON THE EAST LINE OF SAID SW/4 (CENTERLINE OF TENAYA STREET), A DISTANCE OF 700.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1167.01 FEET, AN ARC LENGTH OF 300.00 FEET AND A CHORD DISTANCE OF 299.20 FEET WITH A BEARING OF N 07°23'58" E TO A POINT ON THE CENTERLINE OF PRAIRIE FALCON ROAD; THENCE N 75°14'11" W ALONG SAID CENTERLINE A DISTANCE OF 88.71 FEET TO A POINT; THENCE N 14°45'49" E, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF SAID PRAIRIE FALCON ROAD FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE ALONG THE RIGHT OF WAY OF SAID PRAIRIE FALCON ROAD THE FOLLOWING COURSES; N 75°14'11" W, A DISTANCE OF 111.29 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 5665.20 FEET, AN ARC LENGTH OF 297.56 FEET, AND A CHORD DISTANCE OF 297.53 FEET WITH A CHORD BEARING OF N 76°44'28" W TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 5665.18 FEET, AN ARC LENGTH OF 104.40 FEET, AND A CHORD DISTANCE OF 104.40 FEET WITH A CHORD BEARING OF N 77°43'04" W, TO A POINT; THENCE N 79°18'06" W, A DISTANCE OF 192.39 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 45.71

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FEET, AND A CHORD DISTANCE OF 41.42 FEET WITH A CHORD BEARING OF N 35°39'01" W TO A POINT ON THE EAST RIGHT OF WAY LINE OF CRIMSON CANYON DRIVE; THENCE N 08°00'03" E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 411.10 FEET TO A POINT FOR THE NORTHWEST CORNER; THENCE S 81°59'57" E, A DISTANCE OF 662.15 FEET TO A POINT FOR THE NORTHEAST CORNER; THENCE S 00°02'41" W, A DISTANCE OF 503.12 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION WAS PREPARED BY:
RED PLAINS SURVEYING COMPANY, INC.
5500 NW EXPRESSWAY, SUITE A
OKLAHOMA, OK 73132

Subject to

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

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

Date: 11/01/2007

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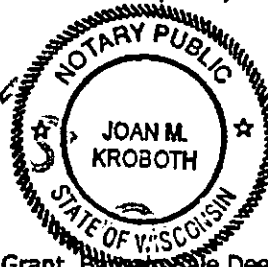
Berlin Industries, Inc., a Delaware corporation

Wesley A. Ulrich
By: Wesley A. Ulrich, Its: Treasurer

STATE OF WISCONSIN)
COUNTY OF MILWAUKEE) ss.

This instrument was acknowledged before me on September 7, 2007 by
Wesley Ulrich, Treasurer of Berlin Industries, Inc., a Delaware
corporation.

Joan M. Kroboth
Notary Public
(My commission expires: March 9, 2008)



This Notary Acknowledgement is attached to that certain Grant, Bargain and Sale Deed dated August
31, 2007 under Escrow No. **NCS-283354-PVL**.

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OCT 04 2010

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 138-15-310-017
b) 138-15-310-003
c) _____
d) _____

2. Type of Property

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

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

\$12,100,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$12,100,000.00

Real Property Transfer Tax Due

\$61,710.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per 375.090, Section: _____

b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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

Signature: Wynne A. Smith

Capacity: Treasurer of Seller

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Berlin Industries, Inc.

Print Name: Falcon, LLC

Address: 11270 West Park Place

Address: 29300 Aurora Road Second

City: Milwaukee

City: Solon

State: WI Zip: 53224

State: OH Zip: 44139

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

First American Title Insurance

Print Name: Company NCS

File Number: NCS-283354-PVL sgs/jre

Address: 10655 Park Run Drive, S-140

City: Las Vegas

State: NV Zip: 89144

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

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1004
OCT 04 2010

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 138-15-310-017
b) 138-15-310-003
c) _____
d) _____

2. Type of Property

- a) ☐ Vacant Land b) ☐ Single Fam. Res.
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g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$12,100,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$12,100,000.00

Real Property Transfer Tax Due

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b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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Signature: _____

Capacity: Vice President

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Berlin Industries, Inc.

Address: 11270 West Park Place

City: Milwaukee

State: WI Zip: 53224

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Bridgeport Properties

Falcon, LLC

Address: 29300 Aurora Road Second

City: Solon

State: OH Zip: 44139

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

First American Title Insurance

Print Name: Company NCS

File Number: NCS-283354-PVL sgs/jre

Address: 10655 Park Run Drive, S-140

City: Las Vegas

State: NV Zip: 89144

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

1004
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OCT 04 2010



COMMERCIAL
REAL ESTATE

We See to Your Vision

October 5, 2010

City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

RE: Western Linen Submittal, 7350 Prairie Falcon, Las Vegas, Nevada

To whom it may concern,

Please accept this letter as confirmation that Allen Shema, Director of Operations, Weston, Inc. has authority to sign on behalf of Weston and Assaf Nevada in the matters of form submittals to the Las Vegas Development, Planning, and Zoning Departments regarding Western Linen. If you have any questions or concerns please feel free to contact me at (440) 914-8427.

Respectfully,

Anthony Jude
Weston
Chief Executive Officer

Assaf Nevada, Inc.
Member