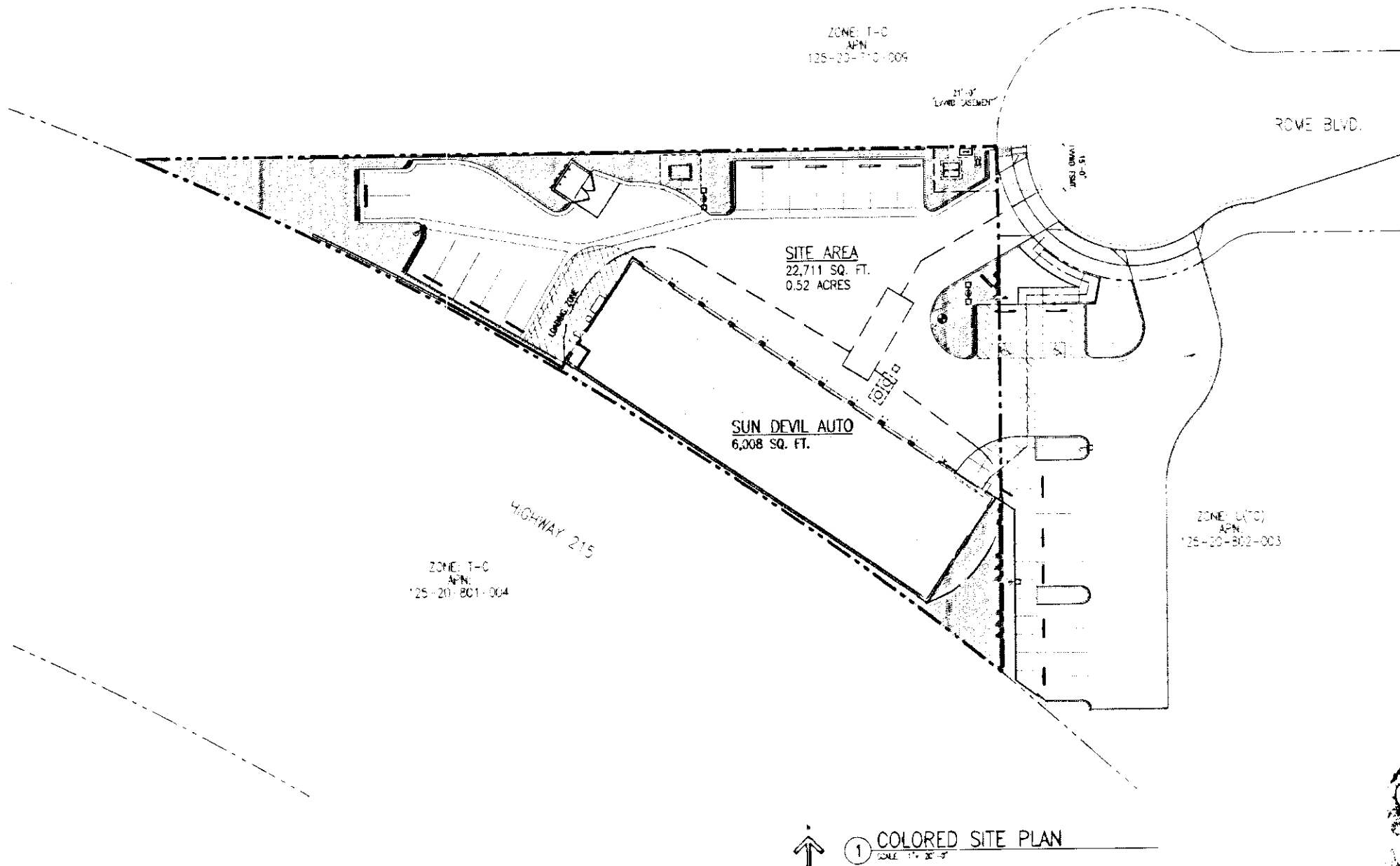
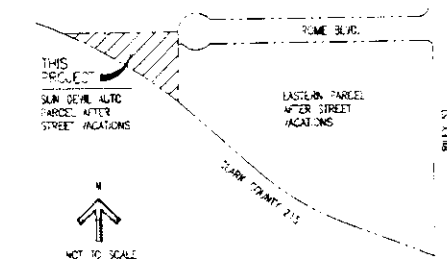
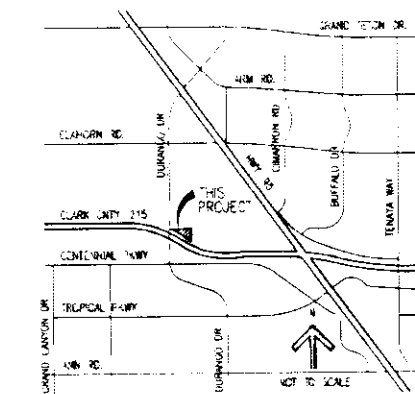




RIGHT-OF-WAY PLAN



VICINITY MAP



SCANNED

OCT 28 2010
VAR-39815
REVISED

Jeff
Looker
Architect

1000 S. SOUTHERN AVE.
TEMPER, ARIZONA 85382
PHONE 480-700-1115
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SUN DEVIL AUTO

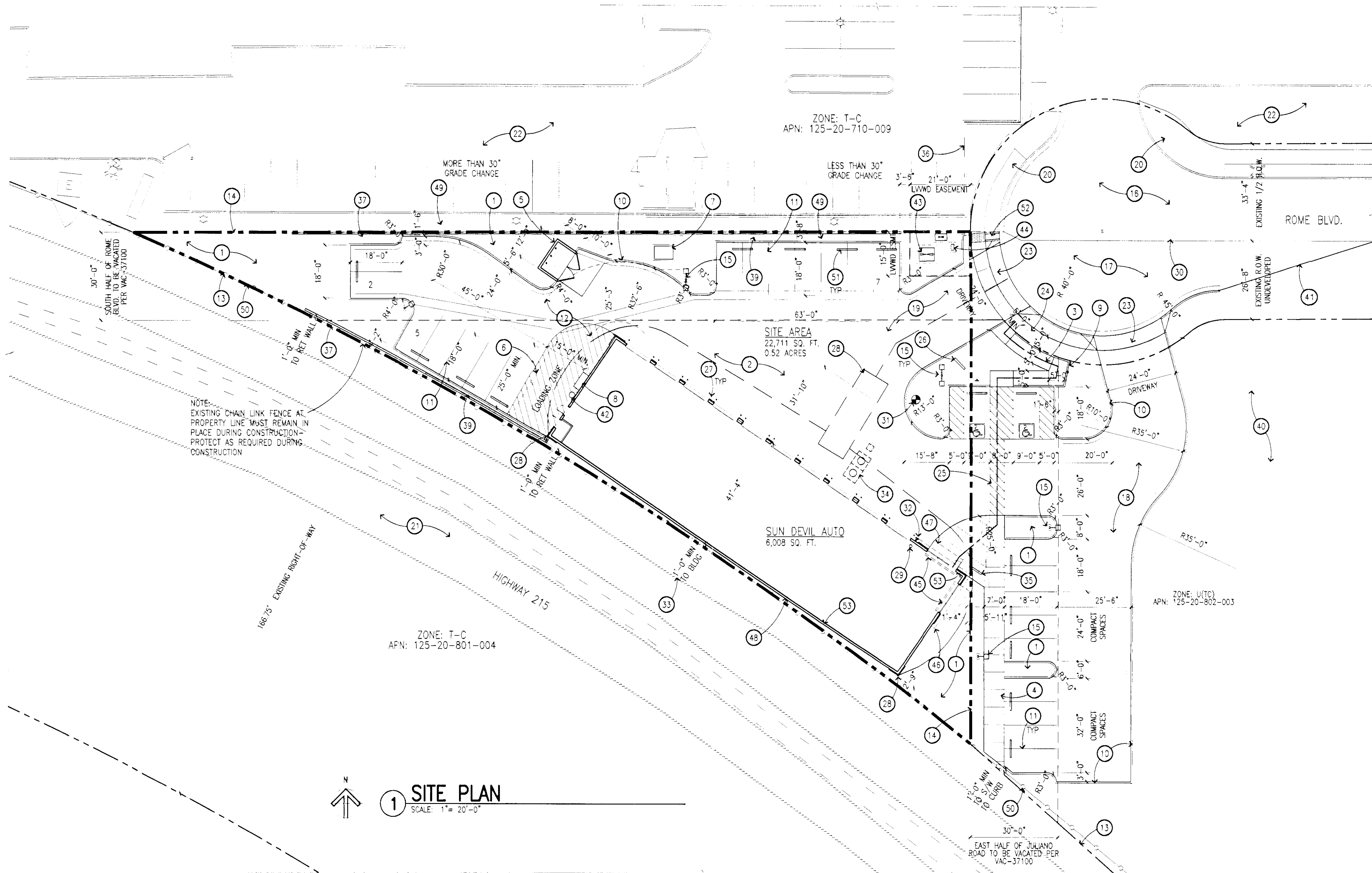
N. Durango Dr. & Clark County Hwy. 215
LAS VEGAS, NEVADA 89149

VARIANCE
COLOR SITE PLAN

REVISIONS



ISSUE DATE
OCTOBER 27, 2010
JOB NO. 11-001
SP-1C



SITE KEY NOTES

- LANDSCAPED / PLANTER AREA
- ASPHALT PAVED PARKING & DRIVEWAY
- 5'-0" WIDE MIN. CONCRETE SIDEWALK SLOPED UP TO ACCESSIBLE PARKING STALLS- NOT A RAMP
- NOT USED
- CMU TRASH ENCLOSURE WITH CONCRETE APRON- SEE SHEET SP3
- LOADING ZONE WITH PAINTED STRIPING (MIN. 15' X 25') PER CITY OF LAS VEGAS STANDARDS
- PROPOSED ELECTRIC UTILITY TRANSFORMER- VERIFY WITH NEVADA POWER
- ELECTRIC SERVICE ENTRY SECTION (S.E.S.)
- PROVIDE CURBS AS REQUIRED AT SIDEWALK
- 6" CONCRETE CURB
- PARKING STRIPING PER CITY OF LAS VEGAS STANDARDS
- TRUCK TURNING RADIUS, 20' INSIDE, 40' OUTSIDE, TYPICAL
- EXISTING PROPERTY LINE
- PROPERTY LINE AFTER EXISTING R.O.W. ABANDONMENT
- 20' HIGH SITE LIGHT FIXTURE AND POLE (2'-6" BASE PLUS 17'-6" POLE)
- EXISTING 1/2 PAVED STREET TO REMAIN
- COMPLETE EXISTING 1/2 CUL-DE-SAC PER CITY'S STANDARD DETAILS
- NEW PAVED DRIVE WAY ON ADJACENT PROPERTY
- NEW PAVED DRIVEWAY
- EXISTING SIDEWALK AND AMENITY ZONE TO REMAIN
- HIGHWAY 215 RIGHT-OF-WAY
- EXISTING ADJACENT SITE TO REMAIN
- DUSTPAN TYPE ENTRY DRIVEWAY AND SIDEWALK PER CITY OF LAS VEGAS STANDARDS
- PROVIDE NEW SIDEWALK WITH AMENITY ZONE PER TOWN CENTER DEVELOPMENT STANDARDS
- ACCESSIBLE PATH OF TRAVEL, TYPICAL
- PROPOSED MONUMENT SIGN (UNDER SEPARATE PERMIT)
- 6" CONCRETE FILLED STEEL BOLLARD
- FIRE TRUCK AT FIRE ACCESS WITH 250' MAXIMUM DISTANCE (176' ACTUAL) TO FURTHEST POINT OF BUILDING
- FIRE RISER LOCATION INSIDE BUILDING
- NEW PAVEMENT TO MATCH EXISTING GRADE AT EXISTING 1/2 CUL-DE-SAC
- PROPOSED PRIVATE FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION (F.D.C.)
- BUILDING SETBACK- SEE APPROVED VAR-37101 VARIANCE
- SAND AND GREASE INTERCEPTOR PER CITY OF LAS VEGAS STANDARDS
- BIKE RACK
- EXISTING RETAINING WALL ON ADJACENT PROPERTY TO REMAIN
- RETAINING WALL- MUST BE 12" MIN. FROM BELTWAY PROPERTY LINE- PROVIDE RAIL WHERE GRADE DIFFERENCE IS MORE THAN 30"
- RETAINING WALL WHERE GRADE DIFFERENCE IS LESS THAN 30" (NO RAIL REQUIRED)
- PROVIDE FOOTING DEPTH AT RETAINING WALL FOR LANDSCAPE MATERIALS
- EXISTING VACANT SITE TO REMAIN
- EDGE OF ASPHALT PAVING
- AIR COMPRESSOR
- FIRELINE BACKFLOW PREVENTER
- WATER METER AND BACKFLOW PREVENTER
- PROVIDE WATER CURTAIN AT WINDOWS WITHIN 10' OF PROPERTY LINE PER IBC 704.12 EXCEPTION
- TOWER OVERHANG ABOVE
- METAL AWNING OVERHANG ABOVE (AT STOREFRONT WINDOWS)
- NO OPENINGS ALLOWED IN BUILDING ALONG PROPERTY LINE
- PROTECT EXISTING LANDSCAPE ON ADJACENT PROPERTY AND REPLACE ALL LANDSCAPE MATERIALS DAMAGED/REMOVED DURING CONSTRUCTION
- EXISTING CHAIN LINK FENCE ALONG EXISTING BELTWAY PROPERTY LINE AT HIGHWAY 215 TO REMAIN. PROTECT AS REQUIRED DURING CONSTRUCTION- CHAIN LINK FENCE MUST REMAIN IN PLACE DURING CONSTRUCTION
- CONCRETE WHEEL STOPS IN PARKING SPACE PER CITY OF LAS VEGAS STANDARDS
- CONCRETE DRAIN WITH METAL SIDEWALK COVER
- TWO-HOUR WALL REQUIRED FOR V-N CONSTRUCTION AND S-1 OCCUPANCY BY TABLE 602 LESS THAN 5' FROM PROPERTY LINE- 8" THICK CONCRETE MASONRY WALL CLASSIFIED AS THREE-HOUR WALL BY TABLE 720.1(2)

PROJECT DIRECTORY

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PREVIOUSLY APPROVED WAIVERS/VARIANCES

APPROVED BY PLANNING COMMISSION JANUARY 28, 2010
APPROVED BY CITY COUNCIL MARCH 03, 2010

MAJOR MODIFICATION
LAND USE PLAN MOD-36955 MAJOR MODIFICATION

ZONING
RE-ZONING ZON-36949 RE-ZONING

SITE DEVELOPMENT REVIEW
PLAN REVIEW SDR-36953 SITE DEVELOPMENT PLAN REVIEW

VARIANCES
BUILDING SETBACK VAR-37101 VARIANCE
PARKING VAR-36954 VARIANCE

USE PERMIT
REPAIR GARAGE SUP-36950 SPECIAL USE PERMIT
REPAIR GARAGE (MINOR) WITH SERVICE BAY OPENINGS
FACING A PUBLIC RIGHT-OF-WAY

RECEIVED

OCT 05 2010

City of Las Vegas

REQUESTED VARIANCES

VARIANCES
BUILDING SETBACK VARIANCE TO ALLOW BUILDING ENCRoACHMENT WITHIN
SIDE PROPERTY SETBACK AT EAST PROPERTY LINE

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Architect

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JULY 2010
JEFF LOOKER, ARCHITECT

SUN DEVIL AUTO
N. Durango Dr. & Clark County Hwy. 215
LAS VEGAS, NEVADA 89149

VARIANCE
SITE PLAN

REVISIONS

JEFF A. LOOKER
REGISTERED
No. 2947
ARCHITECT
STATE OF NEVADA

ISSUE DATE

OCTOBER 01, 2010

JOB NO. LC 887

SP-1

BUILDING CODE ANALYSIS

GOVERNING CODES:

- 1997 UNIFORM ADMINISTRATIVE CODE (UAC) WITH SUPPLEMENTAL DOCUMENT
- 2006 INTERNATIONAL BUILDING CODE (IBC) WITH SOUTHERN NEVADA AMENDMENTS
- 2005 NATIONAL ELECTRICAL CODE (NEC) WITH SOUTHERN NEVADA AMENDMENTS AND DOCUMENT ENTITLED "A SUPPLEMENTAL DOCUMENT AMENDING THE NATIONAL ELECTRICAL CODE, 2005 EDITION"
- 2006 UNIFORM MECHANICAL CODE (UMC) WITH SOUTHERN NEVADA AMENDMENTS
- 2006 UNIFORM PLUMBING CODE (UPC) WITH SOUTHERN NEVADA AMENDMENTS
- 2003 UNIFORM FIRE CODE, NFPA 1 (UFC) WITH SUPPLEMENTAL DOCUMENT
- 2006 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH SOUTHERN NEVADA AMENDMENTS

OCCUPANCY (IBC 304, 311):
B OFFICE/LOBBY/DISPLAY (ASSEMBLY, SECTION 303.1, EXCEPTION 1)
S-1 MOTOR VEHICLE REPAIR GARAGES

CONSTRUCTION TYPE (IBC CHAP. 6):
V-B (SPRINKLERED)

FIRE SPRINKLERS (IBC 903, 903.3):
YES, NFPA 13 (NOTE AFES IS A DEFERRED SUBMITTAL)

FIRE ALARM (IBC 907):
YES

BUILDING HEIGHT (IBC 503, 504 & TABLE 503):
ALLOWED: 60'-0" (2 STORY) MAX.
ACTUAL: 30'-0" (TO TOP OF TOWER (1 STORY))

ALLOWABLE AREA (IBC 503 - 507 & TABLE 503):
A₀ = [A₁ x (1 + (A₂ x 16))] / [9,000 + (9,000 x .36578) + (9,000 x 3)]
= [39,292 S.F. + (9,000 x .36578) + (9,000 x 3)] / [9,000 + (9,000 x .36578) + (9,000 x 3)]
= 39,292 S.F. ALLOWED
6,008 S.F. ACTUAL

OCCUPANT LOAD (IBC 1004 & TABLE 1004.1.1):
SERVICE BAYS 5,114 SF / 300 = 17
PUBLIC/ DISPLAY 343 SF / 100 = 4
SERVICE/OFFICE 305 SF / 100 = 3
RESTROOM 166 SF / N/A N/A
CORRIDOR 80 SF / N/A N/A
TOTAL OCC. LOAD 6,008 SF = 24

EXITS (IBC TABLE 1015 & TABLES 1015.1, 1019.1, 1019.2):
REQUIRED: 2
PROVIDED: 2

FIRE RESISTANCE OF EXTERIOR WALLS (IBC 704, 711.4 AND TABLE 601 & 602):
REAR EXTERIOR WALL OF THE BUILDING IS REQUIRED TO HAVE A MINIMUM 2 HOUR FIRE SEPARATION BASED ON TABLE 602, OCCUPANCY S-1 WHERE THE 8" CMU WALL PROVIDED = 3 HOURS PER IBC TABLE 711.1.1

FIRE RESISTANCE FOR BUILDING ELEMENTS (IBC 508, CHAP. 7, 1020, 1022, 3008.4 AND TABLES 601 & 1017.1):
ALLOWABLE: ZERO HOURS (TABLE 601)
ACTUAL: ZERO HOURS

MIXED USE OCCUPANCY (IBC 508 AND TABLE 508.3.3):
"B" AND "S-1" DO NOT REQUIRE FIRE RESISTANCE SEPARATION.

ROOF COVERING MATERIAL (IBC TABLE 1505.1):
ALLOWABLE: CLASS "C"
ACTUAL: CLASS "B"

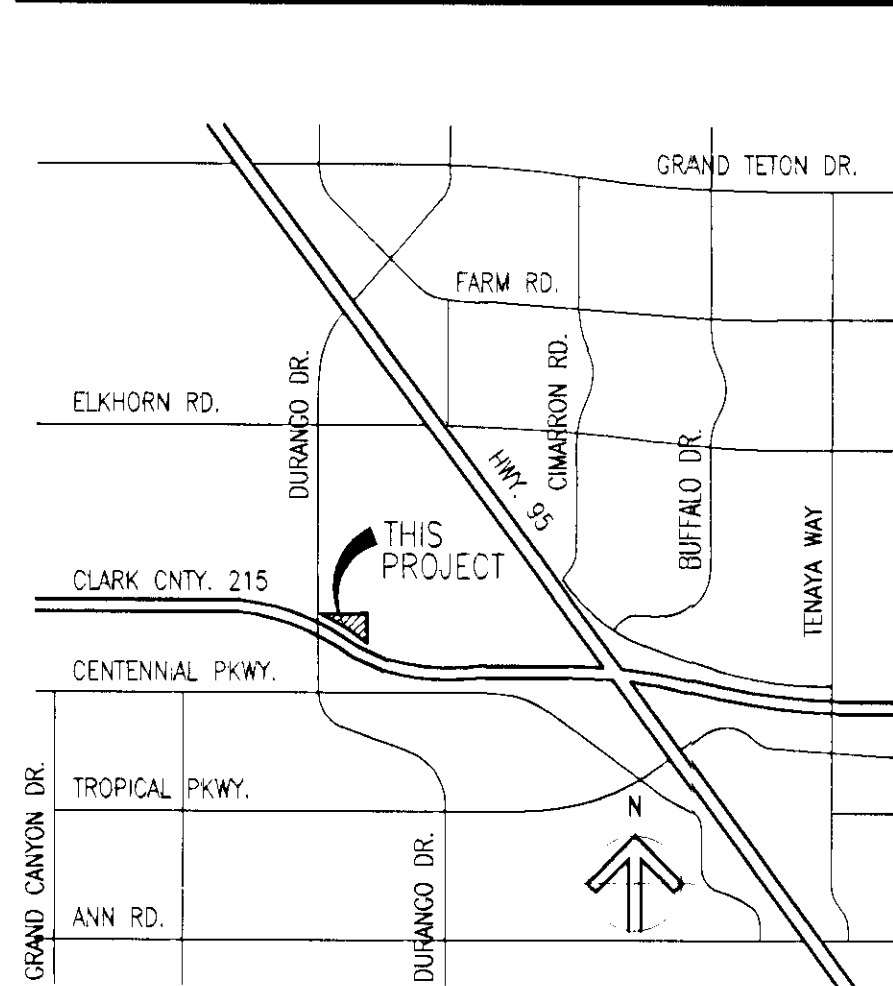
REQUIRED & PROVIDED PLUMBING FIXTURES (IBC 2902 AND TABLE 2902.1):
"B" OCCUPANCY = 7 OCCUPANTS

- 1 WATER CLOSET REQ'D AND 1 WATER CLOSET PROV'D
- 1 LAVATORY REQ'D AND 1 LAVATORY PROV'D
- 1 SERVICE SINK REQ'D AND 1 SERVICE SINK PROV'D
- "S-1" OCCUPANCY = 17 OCCUPANTS
- 1 WATER CLOSET REQ'D AND 1 WATER CLOSET PROV'D
- 1 LAVATORY REQ'D AND 1 LAVATORY PROV'D
- 1 SERVICE SINK REQ'D AND 1 SERVICE SINK PROV'D
- 1 EMERGENCY SHOWER & EYEWASH REQ'D AND PROV'D

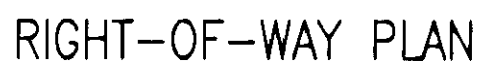
PROJECT DATA

ADDRESS TO BE DETERMINED
LOCATION NORTHEAST OF THE INTERSECTION BETWEEN N. DURANGO DR. & CLARK COUNTY HIGHWAY 215 LAS VEGAS, NV 89149
DESCRIPTION AUTO REPAIR GARAGE (MINOR) 10 BAYS
JURISDICTION CITY OF LAS VEGAS, NEVADA
APN 125-20-801-005
LAND USE DES. SO-TC (PER APPROVED MOD-36955 MAJOR MODIFICATION AND APPROVED ZON-36949 RE-ZONING)
ZONING T-C (PER APPROVED MOD-36955 MAJOR MODIFICATION AND APPROVED ZON-36949)
NET SITE AREA 22,711 SQ. FT. (0.52 ACRES)
GROSS BLDG AREA 6,008 SQ. FT.
BUILDING COVERAGE 6,008 / 22,711 = 26.4%
LANDSCAPE AREA 4,757 SQ. FT.
LANDSCAPE COVERAGE 4,757 / 22,711 = 20.9%
PARKING CALCULATION (TITLE 19.04, TABLE 2):
PARKING SPACES REQUIRED: (6,008 S.F. / 200) + 5 = 36
PARKING SPACES PROVIDED (TITLE 19.10, TABLE 4):
16 (STANDARD); 7 (COMPACT, 30%) = 23
ACCESSIBLE SPACES PROVIDED (TITLE 19.10, TABLE 2):
TOTAL PARKING PROVIDED = 2
(SEE APPROVED PARKING VARIANCE VAR-36954 VARIANCE)
LOADING SPACES (TITLE 19.10, TABLE 6):
REQUIRED: 1
PROVIDED: 1

VICINITY MAP



VAR-39815



①

- PROJECT DIRECTORY

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PREVIOUSLY APPROVED WAIVERS/VARIANCES

APPROVED BY PLANNING COMMISSION JANUARY 28, 2010
APPROVED BY CITY COUNCIL MARCH 03, 2010

MAJOR MODIFICATION
LAND USE PLAN MOD-36955 MAJOR MODIFICATION

ZONING
RE-ZONING ZON-36949 RE-ZONING

SITE DEVELOPMENT REVIEW
PLAN REVIEW SDR-36953 SITE DEVELOPMENT PLAN REVIEW

VARIANCES

BUILDING SETBACK	VAR-37101	VARIANCE
PARKING	VAR-36954	VARIANCE

USE PERMIT
REPAIR GARAGE SUP-36950 SPECIAL USE PERMIT
REPAIR GARAGE (MINOR) WITH SERVICE BAY OPENINGS
FACING A PUBLIC RIGHT-OF-WAY

REQUESTED VARIANCES

VARIANCES
BUILDING SETBACK VARIANCE TO ALLOW BUILDING ENCRoACHMENT WITHIN
SIDE PROPERTY SETBACK AT EAST PROPERTY LINE

VAR-39815
REVISED

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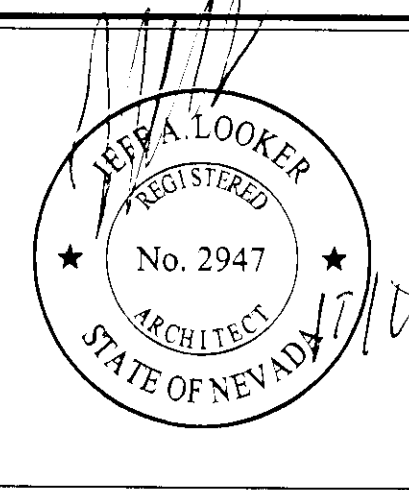
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**N. Durango Dr. & Clark County Hwy. 215
LAS VEGAS, NEVADA 89149**

VARIANCE SITE PLAN

◆ REVISIONS ◆



◆ ISSUE DATE ◆	
OCTOBER 01, 2010	
JOB NO.:	LC 887

SP-1

GOVERNING CODES :

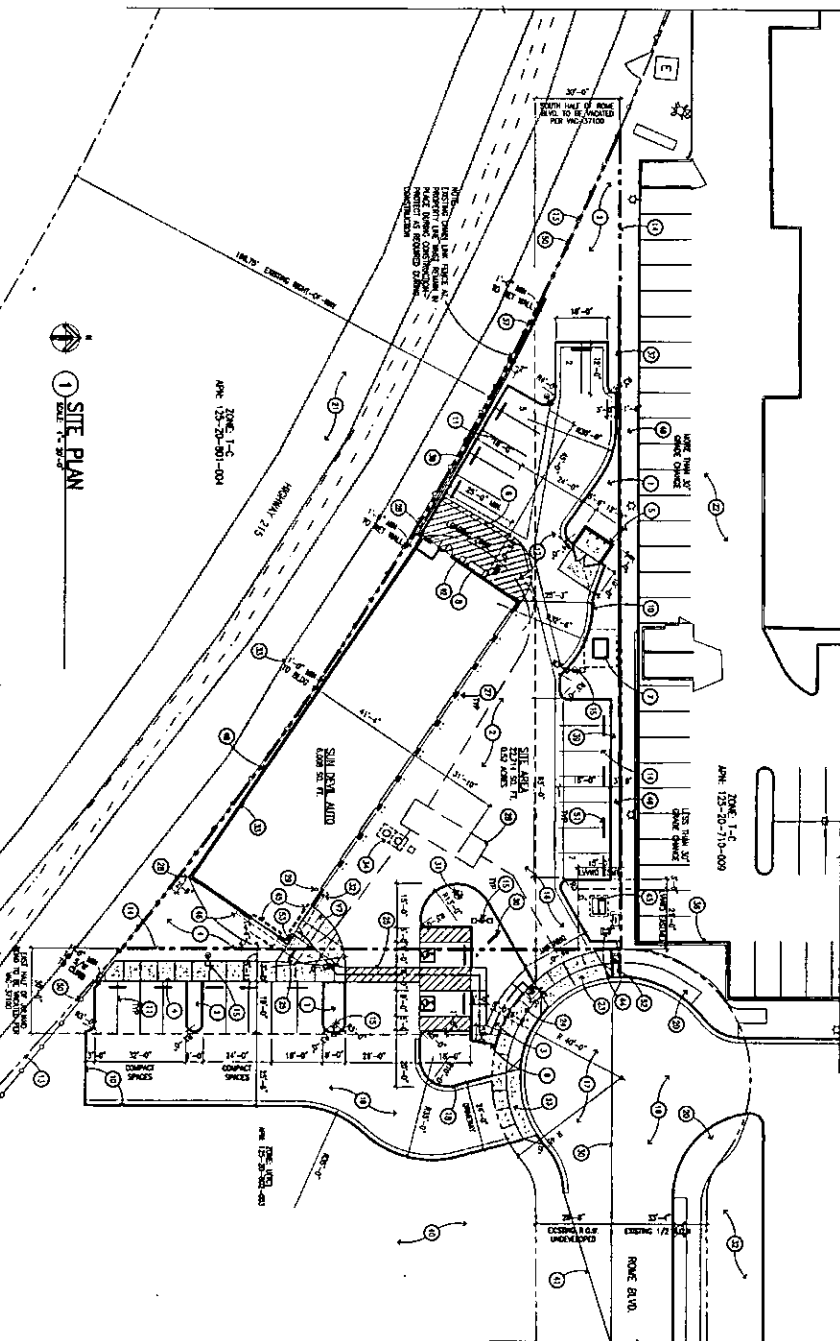
ALLOWABLE AREA (BC 503 - 507 & TABLE 503):

A _g	= [At + [At x If] + [At x Is]]
39,292 S.F.	= [9,000 + [9,000 x .36578] + [9,000
If	= [F/P - 0.25] / 30
.36578	= [234 / 380 - 0.25] 30 / 30
39,292 S.F. ALLOWED	
6,008 S.F. ACTUAL	

S-1 OCCUPANCY = 17 OCCUPANTS

ADDRESS TO BE DETERMINED

LOCATION	NORTHEAST OF THE INTERSECTION BETWEEN N. DURANGO DR. & CLARK COUNTY HIGHWAY 215 LAS VEGAS, NV 89149		
DESCRIPTION	AUTO REPAIR GARAGE (MINOR) 10 BAYS		
JURISDICTION	CITY OF LAS VEGAS, NEVADA		
APN	125-20-801-005		
LAND USE DES.	SQ-TC (PER APPROVED MOD-36955 MAJOR MODIFICATION AND APPROVED ZON-36949 RE-ZONING)		
ZONING	T-C (PER APPROVED MOD-36955 MAJOR MODIFICATION AND APPROVED ZON-36949)		
NET SITE AREA	22,711 SQ. FT. (0.52 ACRES)		
GROSS BLDG AREA	6,008 SQ. FT.		
BUILDING COVERAGE	6,008/ 22,711 = 26.4%		
LANDSCAPE AREA	4,757 SQ. FT.		
LANDSCAPE COVERAGE	4,757/ 22,711 = 20.9%		
PARKING CALCULATION (TITLE 19.04, TABLE 2) :			
PARKING SPACES REQUIRED : (6,008 S.F. / 200) + 5	= 36		
PARKING SPACES PROVIDED (TITLE 19.10, TABLE 4) :			
16 (STANDARD); 7 (COMPACT, 30K)	= 23		
ACCESSIBLE SPACES PROVIDED (TITLE 19.10, TABLE 2) :	= 2		
TOTAL PARKING PROVIDED	= 25		
(SEE APPROVED PARKING VARIANCE VAR-36954 VARIANCE)			
LOADING SPACES (TITLE 19.10, TABLE 6) :			
REQUIRED: 1			
PROVIDED: 1			



BUILDING CODE ANALYSIS

[illegible]

PROJECT DATA

LOCATION	WATERFORD, 14, DISTRICT OF WATKINS, 15, DISTRICT OF 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 83
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WICINITY MAP



SITE KEY NOTES

1. JAMES EARL RAY, AKA: "RAYMOND";
2. AKA: "RAY";
3. AKA: "RAYMOND";
4. AKA: "RAYMOND";
5. AKA: "RAYMOND";
6. AKA: "RAYMOND";
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33. AKA: "RAYMOND";
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PROJECT DIRECTORY

CLEVELAND /
 CLEVELAND
 345 N.W. 4TH
 1120 E. 116TH ST. SUITE 104
 CLEVELAND, OH 44115
 (216) 441-4001 PHONE
 (404) 801-4304 FAX
 CLEVELAND, OH 44115
 CONTACT: JILL HENNINGSTADT
 375 LUDLOW AVE. SUITE 200
 375 LUDLOW AVE. SUITE 200
 CLEVELAND, OH 44115
 (216) 739-1776 PHONE
 (404) 803-8271 FAX
 CLEVELAND, OH 44115
 CONTACT: JILL LUDLOW

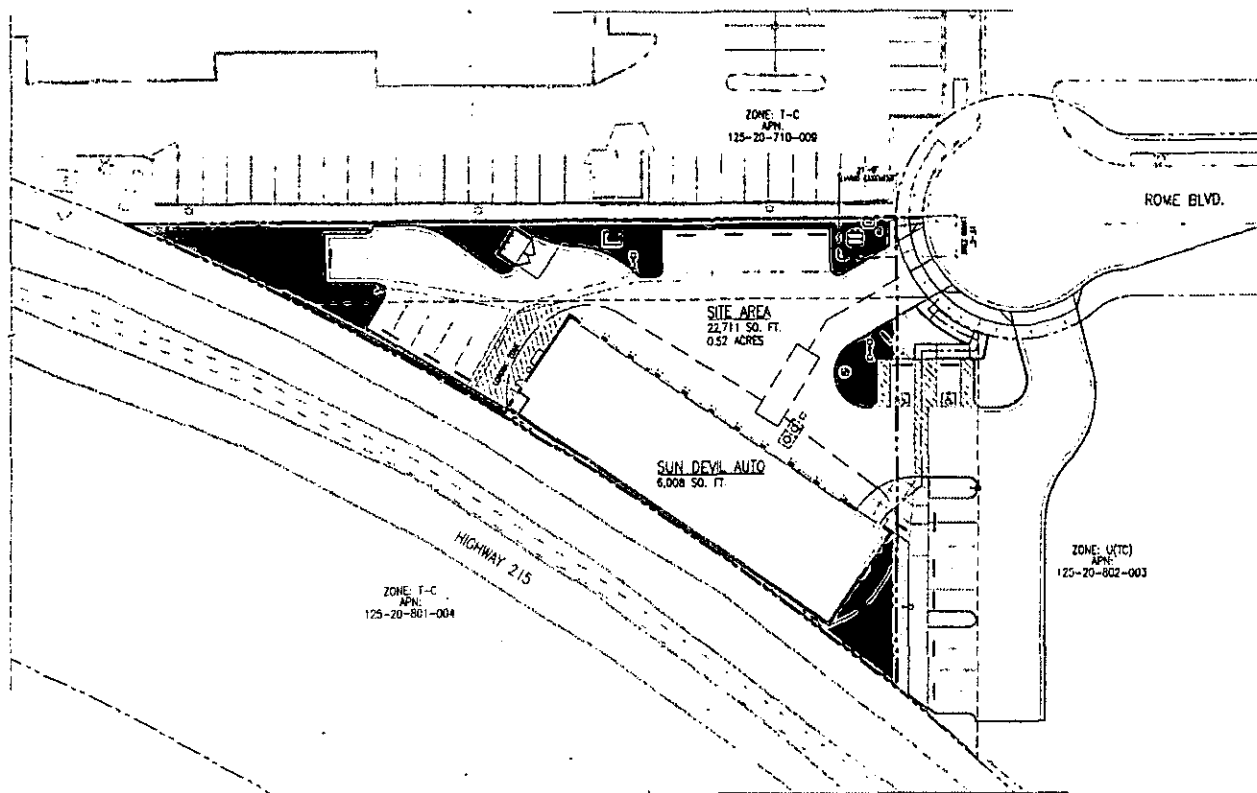
PREVIOUSLY APPROVED WAIVERS/VARIANCES

NAME	DATE	TIME	LOCATION	STATUS	REMARKS
JOHN DOE	2023-10-26	10:00	Room 101	Present	
JANE SMITH	2023-10-26	10:00	Room 101	Present	
BOB JONES	2023-10-26	10:00	Room 101	Present	
ALICE BROWN	2023-10-26	10:00	Room 101	Present	
CHARLIE GREEN	2023-10-26	10:00	Room 101	Present	
DAVID WHITE	2023-10-26	10:00	Room 101	Present	
EMILY BLACK	2023-10-26	10:00	Room 101	Present	
FRED BROWN	2023-10-26	10:00	Room 101	Present	
GRACE WHITE	2023-10-26	10:00	Room 101	Present	
HELEN GREEN	2023-10-26	10:00	Room 101	Present	
IRVING BLACK	2023-10-26	10:00	Room 101	Present	
JACK BROWN	2023-10-26	10:00	Room 101	Present	
JANE WHITE	2023-10-26	10:00	Room 101	Present	
JOHN GREEN	2023-10-26	10:00	Room 101	Present	
KAREN BLACK	2023-10-26	10:00	Room 101	Present	
LEO BROWN	2023-10-26	10:00	Room 101	Present	
MARY WHITE	2023-10-26	10:00	Room 101	Present	
NICK GREEN	2023-10-26	10:00	Room 101	Present	
OLIVIA BLACK	2023-10-26	10:00	Room 101	Present	
PETER BROWN	2023-10-26	10:00	Room 101	Present	
QUINN WHITE	2023-10-26	10:00	Room 101	Present	
Rachel Green	2023-10-26	10:00	Room 101	Present	
Samuel Black	2023-10-26	10:00	Room 101	Present	
Tina Brown	2023-10-26	10:00	Room 101	Present	
Victor White	2023-10-26	10:00	Room 101	Present	
Wendy Green	2023-10-26	10:00	Room 101	Present	
Xavier Black	2023-10-26	10:00	Room 101	Present	
Yara Brown	2023-10-26	10:00	Room 101	Present	
Zoe White	2023-10-26	10:00	Room 101	Present	

REQUESTED VARIANCES

RECEIVED
FEB 20 1968
U.S. AIR FORCE
RECEIVED

VAR-39815 OCT 05 2010
City of Las Vegas



1 COLORED SITE PLAN
SCALE 1" = 50'

**Jeff
Looker
Architect**

APPLY & SUBMIT WITH:
FEE'S, APPLICABLE CODES
PERMITS AND FEE'S
FEE: \$500.00 PER SET

SUN DEVIL AUTO

N. Durango Dr. at Clark County Hwy. 215
LAS VEGAS, NEVADA 89149

VARIANCE
COLOR SITE PLAN

REVISIONS

JEFF A. LOOKER
REGISTERED ARCHITECT
No. 2647
CLARK COUNTY
RECEIVED

APPROVED DATE
OCTOBER 2010
BY: [Signature]
[Signature]
SP-1C

RECEIVED
OCT 05 2010
City of Las Vegas **VAR-39815**

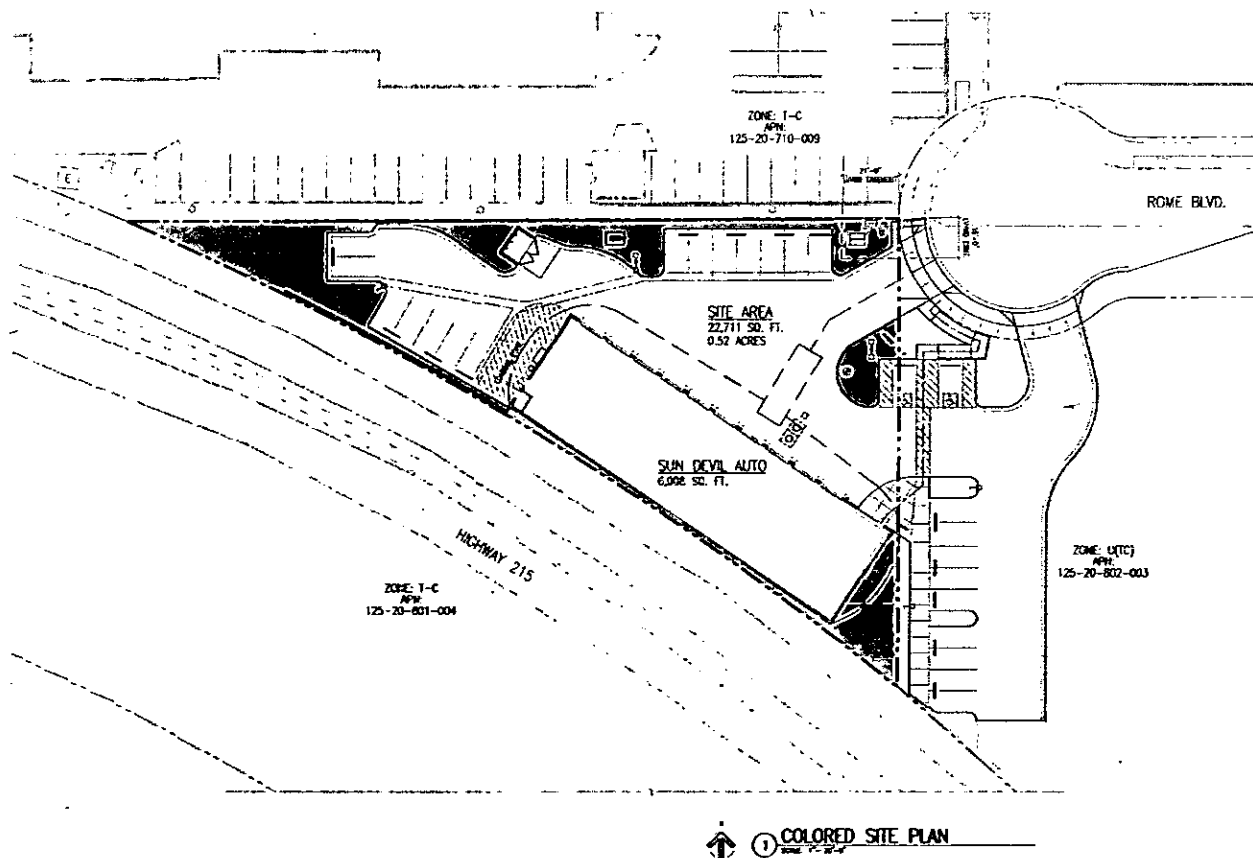


**Jeff
Booker
Architect**

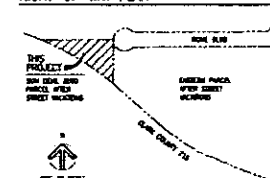
307 E. SOLVINGEN AVE.
THUNDERBOLT, ARIZONA 85385
PHONE: (602) 726-1776
FAX: (602) 959-4071

Jeff Booker is a registered architect with the State of Arizona. He has been practicing architecture for over 20 years. He is currently the principal architect at Jeff Booker Architect, a firm that specializes in the design and construction of commercial and industrial buildings. He has a degree in architecture from the University of Arizona and is a member of the American Institute of Architects. He has been awarded several awards for his work, including the National Award for Excellence in Architecture. He is also a past president of the Arizona Institute of Architects.

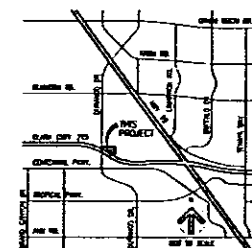
JEFF BOOKER ARCHITECT
1000 N. CENTRAL AVENUE, SUITE 100
PHOENIX, ARIZONA 85004
PHONE: (602) 254-1111
FAX: (602) 254-1112
WWW.JEFFBOOKERARCHITECT.COM



RIGHT-OF-WAY PLAN



VICINITY MAP



Jeff Looker
Architect

2007, BETHLEHEM, PA.
1001, WILSON, NJ
PHONE: 484.725.1776
FAX: 484.725.1771

SUN DEVIL AUTO

N. Durango Dr. & Clark County Hwy. 215
LAS VEGAS, NEVADA 89149

VARIANCE
COLOR SITE PLAN



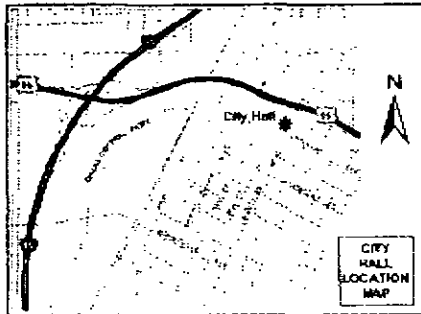
VARIANCE	
DATE	10/28/10
BY	JEFF
SP-1C	

VAR-39815
REVISED

RECEIVED
OCT 28 2010

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

**Return Service Requested
Official Notice of Public Hearing**



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

☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-39815

Planning Commission Meeting of 11/18/2010

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
02 1M
0004279718 NOV 05 2010
MAILED FROM ZIP CODE 89101
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Case: VAR-39815
12520301019
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FREMONT CA 94537-8077

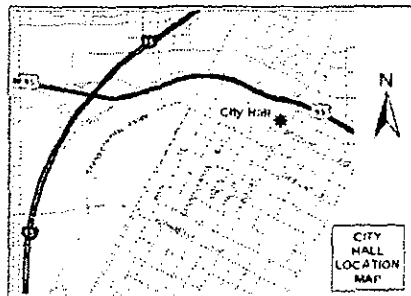
with a reasonable Setback

11/10/2010 10:36

11/10/2010 10:36

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

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I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-39815

Planning Commission Meeting of 11/18/2010

12520712045
MARROQUIN MARTHA L
6608 AZORELLA CT
LAS VEGAS NV 89149-0214

Case: VAR-39815

NOV - 8 2010

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11/18/2010 4:51:49

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Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			
APPLICATION				
☒	☐	Signed and notarized by all property owners or authorized agent(s)		
☒	☐	Grant deed and legal description		
☒	☐	Detailed justification letter		
☒	☐	Reduced 8.5" x 11" copy of all plans and elevations		
☒	☐	Full size, rolled, color copy of all plans and elevations		
☒	☐	Correct fee(s): \$ <u>300</u> \$ <u>500</u> \$ <u>30</u> Total = \$ <u>830</u>		
☐	☒	Assessor Parcel Map		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
☒	☐	Copy of Business Licenses (Owner, Applicant, Representative)		
		SITE PLAN	Folded Plans:	6 Rolled/Colored Plans:
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	All property lines and present dimensions labeled		
☒	☐	All building setbacks labeled		
☒	☐	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 #compact #handicap Total		
☒	☐	All free-standing sign locations shown and heights and sizes noted		
		LANDSCAPE PLAN	Folded Plans:	Rolled/Colored Plans:
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	North arrow, scale, and vicinity map		
☐	☒	All property lines and present dimensions labeled		
☐	☒	All required perimeter landscape planters shown		
☐	☒	All required parking lot fingers/islands shown		
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover		
		BUILDING ELEVATIONS	Folded Plans:	Rolled/Colored Plans:
☐	☒	11" x 17" min. to 24" x 36" max. page size		RECEIVED OCT 05 2010 City of Las Vegas
☐	☒	Scale and building dimensions labeled		
☐	☒	North, south, east, and west elevations of all buildings		
☐	☒	All building materials and colors noted		
☐	☒	8" x 10" photo of original color and material board		
☐	☒	All wall sign locations shown and sizes noted		
		FLOOR PLANS	Folded Plans:	Rolled Plans:
☐	☒	11" x 17" min. to 24" x 36" max. page size		
☐	☒	Scale and building dimensions labeled		
☐	☒	All building entrances/exits shown		
☐	☒	Use of all rooms noted/labeled		

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: Sun ~~Auto~~ Auto Application Type: UAR - For Setback Side

APN: 125-20-801-005 Location: _____

Planner: WJ Penner Pre-App Meeting Date: 9-30-10 Earliest PC Date: 11-18-10

REQUESTED BY:
MATTHEW TURNEY
1830 E. ELLIOT RD.
TEMPE, AZ 85284

VAR-39815

(2)

A.P.N. 125-20-801-005
125-20-802-003

Inst #: 201012160002740
Fees: \$15.00
N/C Fee: \$0.00
12/16/2010 11:52:10 AM
Receipt #: 614379
Requestor:
MATTHEW TURNEY
Recorded By: MSH Pgs: 2
DEBBIE CONWAY
CLARK COUNTY RECORDER

Grant of Reciprocal Easements

This Grant is an exclusive Grant for Sun Auto Service/J&N Development.

1. **Reciprocal Easements for Enjoyment of Common Area.** Each of the Owners or Lessees and their respective Permittees is hereby granted a non-exclusive reciprocal easement, right and privilege of use over, upon and across Common Area for the purpose for which said Common Area is designed.
2. **Reciprocal Access and Parking Easements.** Each Owner or Lessee of a lot in the Center, and it's Permittees, is hereby granted a non-exclusive reciprocal easement, right, and privilege of use, both pedestrian and vehicular, for the purpose of access, ingress and egress to, from, and over any and all access, driveway, and parking areas, of all other Lots in the Center, and for the purpose of parking in all such parking areas, subject to the parking reservations and limits hereinafter set forth; provided, however, that the foregoing shall not be construed to prohibit an Owner/Lessee from constructing a building on any portion of its Lot pursuant to plans approved by the ARC. The easements, rights and privileges granted hereby shall be for the benefit of, and shall be restricted solely to, the Lot Owners/Lessees and their Permittees; provided that any such Owner/Lessee may grant the benefit of such easement, right and privilege to the tenant(s) of the building on said Owner's Lot for the duration of such tenancy, and to the Permittees of said tenant(s). The foregoing is not intended, nor shall it be construed as creating any right in or for the benefit of the general public.
3. The Grantor(s), it's successors and assigns agree that this Grant of Reciprocal Easements will be perpetual and recorded against both Lots of the Center described as follows: APN 125-20-801-005 and APN 125-20-802-003.

A.P.N. 125-20-801-005 & 125-20-802-003

Signator for Grantor(s) warrant that they have the legal authority to bind the parties hereto and Grantor(s) warrants that it may legally grant the rights described herein.

IN WITNESS WHEREOF, the GRANTOR(S) has hereunto set his/her/their hand/hands this 15th day of December, 20 10

Barbara A. Lawson
BARBARA A. LAWSON

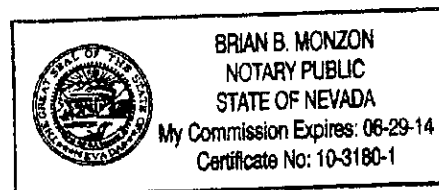
STATE of Nevada)
) ss.
COUNTY of Clark)

On Dec 15, 2010, before me, the undersigned, a NOTARY PUBLIC, in and for said County and State, personally appeared Before me

known to me to be the person(s) described in and who executed the foregoing instrument, and who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes herein mentioned.

WITNESS my hand and official seal.

Brian B. Monzon
Notary Public



Notary Stamp/Seal Above

MAHOGANY RUN CORPORATION

1830 E. ELLIOT RD. #104

TEMPE, AZ 85284

602.545.5000

602.491.4204

Facsimile Cover Sheet

To: DOUG RANKINCompany: CITY OF LAS VEGASPhone: 702-229-5408Fax: 702-385-7268From: Joel Higginbotham → MAT TURNERDate: 1-6-2011Pages including this cover page: 5☐ ORIGINALS TO FOLLOW VIA US MAIL ☐ FOR YOUR REVIEW ☐ URGENTCOPY OF RECORDED CROSS ACCESS AGREEMENT
FOR SUN AUTO.CLV # 39169ALSO SENT TO DRANKIN@LASVEGASNEVADA.GOV

IF YOU DO NOT RECEIVE ALL PAGES TRANSMITTED, PLEASE CALL THE NUMBER ABOVE.



Debbie Conway
Clark County Recorder
(702) 455-4336

Aptitude
Clark County, NV Transaction #: **695114**
Receipt #: **614379**
Cashier Date: **12/16/2010 12:04:13 PM**
(MSH)



Print Date:
12/16/2010 12:04:14
PM

Customer Information	Transaction Information	Payment Summary
MATTHEW TURNEY () 1830 E ELLIOT RD TEMPE, AZ 85284	Received: Q-MATIC Returned: FRONT COUNTER Type: Recording Track #: Bin #:	Total Fees \$15.00 Total Payments \$15.00

1 Payments

CREDIT 6157011 (A Credit Card processing fee of \$3.50 up \$100 or 3.5% over \$100 is not reflected in Totals on Receipt)	\$15.00
---	---------

1 Recorded Items

(E) EASEMENT	<i>Instrument #: 201012160002740 BK/PG: 0/0</i> <i>Date: 12/16/2010 11:52:10</i>
Official Records Fee	2 \$15.00

0 Search Items

0 Miscellaneous Items

GPS

Page 1 of 1

[Print this page](#)**GOVPAYNET**

The Simple Way To Pay

24 Hour Customer Service #: 888-604-7888

COPIES, RECORDING FEES & TRANSFER TAX Payment Confirmation

PLC #: CLARK COUNTY RECORDER'S OFFICE **DATE:** 12/16/10
6439 500 S GRAND CENTRAL PARKWAY 2ND
FLOOR
LAS VEGAS, NV 89106
**FOR: COPIES, RECORDING FEES &
TRANSFER TAX**

TRANSACTION INFORMATION

Name: MATTHEW C TURNEY
User ID: T695114 MSH

**TRANSACTION
REFERENCE #:** 6157011
**TRANSACTION
DATE/TIME:** 12/16/2010 15:03:35
EST

CARDHOLDER INFORMATION

NAME: MATTHEW C TURNEY
ADDRESS: 1830 E ELLIOT RD
CITY, STATE ZIP: TEMPE, AZ 85284
PHONE #: 602-769-9757
CARD #: xxxx-xxxx-xxxx-1463

PAYMENT INFORMATION

APPROVAL #: 00075C
PAYMENT AMOUNT: \$15.00
SERVICE FEE: \$3.50
TOTAL AMOUNT: \$18.50

The service fee is not refundable.

ATTENTION CARDHOLDER:

This payment has been sent to CLARK COUNTY RECORDER'S OFFICE. Contact CLARK COUNTY RECORDERS OFFICE for questions regarding acceptance or posting of this payment. Your statement will reflect a charge from GovPayNet/CLARK COUNTY.

Thank you for using GovPayNet



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

Ms. Barbara Lawson
Isaiah 54:17, LLC
10420 Designata Avenue
Tempe, Arizona 89135

RE: VAR-39815 - VARIANCE
PLANNING COMMISSION MEETING OF NOVEMBER 18, 2010

Dear Ms. Lawson:

Your request for a Variance TO ALLOW A ONE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED 6,006 SQUARE-FOOT AUTO REPAIR GARAGE (MINOR) on a portion of 5.93 acres on the south side of Rome Boulevard, approximately 640 feet west of Riley Street (APN 125-20-801-005 and 125-20-802-003), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center), UC-TC (Urban Center Mixed Use) and MS-TC (Main Street Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross), 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. Conformance to the approved conditions for Variances (VAR-36954 and VAR-37101), Special Use Permit (SUP-36950) and Site Development Plan Review (SDR-36953).
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Recordation and execution of an agreement satisfactory to the City Attorney outlining the terms and conditions for offsite parking on APN 125-20-802-003 shall be required prior to the issuance of any building permits for development related to Site Development Plan Review (SDR-36953).
4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

Mayor
Oscar B. Goodman

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



Ms. Barbara Lawson
VAR-39815 - Page Two
November 19, 2010

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

This 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. Joel Higginbotham
Mohagany Run
1830 East Elliott Road
Tempe, Arizona 85284

Mr. Matt Turney
1722 South McAllister
Tempe, Arizona 85283

CC.

REVISED
10/21/10

P/L

183/162

Report of All Selected Parcels**Case Number:** VAR-39815**Printed On:** Wed: October 20, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
		12520797001
		12520797003
		12520797004
AGARWAL ABISHEK & VIBHA	307 NAPA CT FULLERTON CA	12520712137
ARCHIBALD SHANNON M & KEVIN B	6716 BILTMORE GARDEN ST LAS VEGAS NV	12520712146
B A C HOME LOANS SERVICING L P	7105 CORPORATE DR MAIL STOP PTX-C-35 PLANO TX	12520712080
B A C HOME LOANS SERVICING L P	400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	12520712090
BADRO EDWARD	952 1/2 E ALOSTA AZUSA CA	12520712022
BALL ANNETTA C	6640 BILTMORE GARDEN ST LAS VEGAS NV	12520712157
BANK DEUTSCHE NATIONAL TR CO TRS	%CARRINGTON MTGE SERV LLC 1610 ST ANDREW PL SANTA ANA CA	12520712073
BANK FLAGSTAR F S B	5151 CORPORATE DR MAIL STOP S-124-3 TROY MI	12520712033
BANK NEW YORK MELLON TRS	%RECONTRUST CO 400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	12520712054
BANK U S NATIONAL ASSN TRS	400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	12520712177
BANK U S NATIONAL ASSN TRS	400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	12520712069
BARRETT BENJAMIN J	8569 CALOMERIA CT LAS VEGAS NV	12520712076
BAUMAN DA'LYN J	8525 MYRSINE CT LAS VEGAS NV	12520712027
BECKER EQUITIES L L C	%BEKS GROUP LLC 8090 S DURANGO DR #115 LAS VEGAS NV	12529501003
BELTRAN-BITTNER CHRISTINE L	8524 NERTERA CT LAS VEGAS NV	12520712030
BERGGREN AREANA A	6725 BLUEBELL GARDEN ST LAS VEGAS NV	12520712186
BERRY WILLIAM F & MARILYN	8552 TELLIMA CT LAS VEGAS NV	12520712101
BORDEN JOEL A JR & MARYLOU A	8572 VESTIA CT LAS VEGAS NV	12520712132
BOSE TAPAN & SURITA	6724 BILTMORE GARDEN ST LAS VEGAS NV	12520712144
BOSTANDJIAN AROUTIOUN	6628 BILTMORE GARDEN ST LAS VEGAS NV	12520712160
BRADLOW HARRISON R	6609 AZORELLA CT LAS VEGAS NV	12520712050
BRENNAN RYAN O	8525 LAWSONIA CT LAS VEGAS NV	12520712021
BROWN BENJAMIN J	8552 PINELLIA CT LAS VEGAS NV	12520712071
BROWN BRIAN	8557 ALOCASIA CT LAS VEGAS NV	12520712103
BYRNES STEVEN A & SUZANNE	6713 BLUEBELL GARDEN ST LAS VEGAS NV	12520712183
CABALLERO ENRIQUE & CONSUELO	1330 HALLEY CT SAN DIEGO CA	12520712067
CAPPONI JOHN	6661 BLUEBELL GARDEN ST LAS VEGAS NV	12520712178
CENTENNIAL ACADEMY L L C	4511 W CHEYENNE AVE #105 NO LAS VEGAS NV	12520711004
CENTENNIAL RILEY DEVELOPMENT LLC	2800 E DESERT INN RD #100 LAS VEGAS NV	12520803006

Report of All Selected Parcels**Case Number:** VAR-39815**Printed On:** Wed: October 20, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
CHAN JEANNY T	18008 GERRITT PL CERRITOS CA	12520712082
CHANNING BARRY M	5112 CROWN CYPRESS ST LAS VEGAS NV	12520712159
CHUA ZITA SHING	1861 W LA HABRA BLVD #138 LA HABRA CA	12520712083
CORPUS CLAUDALE D	1168 HOSKINS LN SAN RAMON CA	12520712151
CORRALES DOMINADOR F	16 SN FELIPE AVE SOUTH SAN FRANCISCO CA	12520712180
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12520402003
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12520803014
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12520803005
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12520803013
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12520803015
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12520402013
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12520801004
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12520803016
COUNTY OF CLARK(PUBLIC WORKS)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	12520402012
COUYOUMJIAN CYNTHIA	2368 LASSEN WY TUSTIN CA	12520712037
DARIUS STEPHEN	P O BOX 370822 LAS VEGAS NV	12520712039
DARLAU CORNELIA	8540 AMARYLLIS HILLS AVE LAS VEGAS NV	12520712163
DELAWARE 118 L L C	6600 W CHARLESTON #120 LAS VEGAS NV	12520810001
DELGADO EDITH	8560 ROTHMANNIA CT LAS VEGAS NV	12520712063
DELGADO RONALD J	8565 VESTIA CT LAS VEGAS NV	12520712135
DETTY DORIS	8564 VELLOZIA CT LAS VEGAS NV	12520712086
DIVANBEIGI HASSAN	8568 MELOCACTUS CT LAS VEGAS NV	12520712079
DONATHAN MYKAL D	6652 BILTMORE GARDENS ST LAS VEGAS NV	12520712154
DORAU BRADLEY THOMAS	8557 TELLIMA CT LAS VEGAS NV	12520712097
DOUNGLOMCHAN KITSANA R	8556 TELLIMA CT LAS VEGAS NV	12520712100
DRAKE KATIE	8560 BARKERIA CT LAS VEGAS NV	12520712057
DUARTE RICHARD R & VANESSA	6728 BILTMORE GARDEN ST LAS VEGAS NV	12520712143
DUHAYLONGSOD FRANCIS G & FE M	8553 TELLIMA CT LAS VEGAS NV	12520712096
DULLA VICENTE P & PRECY A	1463 SYCAMORE AVE TUSTIN CA	12520712031
DURANGO STRUCTURES L L C	%BLACKSTONE CAPITAL GROUP LLC 2919 WILSHIRE BLVD SANTA MONICA CA	12520801002
ERWIN FAMILY REVOCABLE LIVING TR	9805 EDGEVIEW PL LAS VEGAS NV	12520712024
EVANS ALFREDA D & LEON D	6717 BLUEBELL GARDEN ST LAS VEGAS NV	12520712184

Report of All Selected Parcels**Case Number:** VAR-39815**Printed On:** Wed: October 20, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
FEDERAL HOME LOAN MORTGAGE CORP	400 COUNTRYWIDE WY MS SV-35 SIMI VALLEY CA	12520712126
FEDERAL NATIONAL MORTGAGE ASSN	400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	12520712066
FEDERAL NATIONAL MORTGAGE ASSN	400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	12520712171
FEDERAL NATIONAL MORTGAGE ASSN	%RECONTRUST CO 400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	12520712052
FELDMAN MINDY S	26119 KENROSE CIR CALABASAS CA	12520712158
FERGUSON MARK G & MELANIE	8528 MYRSINE CT LAS VEGAS NV	12520712023
FICHTENBAUM TRUST	2944 BRANCH CREEK CT LAS VEGAS NV	12520712040
FRY NATHAN D	6632 BLUEBELL GARDEN ST LAS VEGAS NV	12520712035
GANJIANPOUR KAMBIZ	10757 WILKINS AVE LOS ANGELES CA	12520712181
GEORGE GREGORY A	7111 BOOMER BEACH ST LAS VEGAS NV	12520712025
GERSTLER ALFRED TRUST	9416 QUEEN CHARLOTTE DR LAS VEGAS NV	12529502027
GHIO DAVID & GINA	19720 AUBURN DR CUPERTINO CA	12520712064
GOODS DARYL E	6624 BILTMORE GARDEN ST LAS VEGAS NV	12520712161
GRAVES JESSE E	6712 BILTMORE GARDEN ST LAS VEGAS NV	12520712147
GRIFFIN MARY C & SHIRLEY JO	8561 TELLIMA CT LAS VEGAS NV	12520712098
GUZMAN DOROTEA J	2704 CRESTED IBIS AVE NO LAS VEGAS NV	12520712070
HAIN VINCENT	8565 MELOCACTUS CT LAS VEGAS NV	12520712081
HARRIS-INMAN SAMUEL T	8565 PRIMULA CT LAS VEGAS NV	12520712123
HEAGERTY JOEL	8528 AMARYLLIS HILLS AVE LAS VEGAS NV	12520712166
HINDE INGRID L	6700 BILTMORE GARDEN ST LAS VEGAS NV	12520712150
HOGAN FAMILY TRUST	8561 PINELLIA CT LAS VEGAS NV	12520712068
HOLT JUSTIN S & LINDSAY R	8532 AMARYLLIS HILLS AVE LAS VEGAS NV	12520712165
HOUSEHOLD FINANCE REALTY CORP NV	%REO DEPT 931 CORPORATE CENTER DR POMONA CA	12520712034
HUANG YEA-LIAN	44824 TROUT CT FREEMONT CA	12520712167
HUI JOHN ETAL	3436 MANZANO CIR LAS VEGAS NV	12520803003
ILIFF BRIAN J & LUCITA	8573 BROMELIA CT LAS VEGAS NV	12520712131
INLAND WESTERN L V MONTECITO LLC	%PPTY TAX DEPT P O BOX 9273 OAK BROOK IL	12520710009
ISAIAH 54-17 L L C	%B LAWSON 10420 DESIGNATA AVE LAS VEGAS NV	12520802003
ISAIAH 54-17 L L C	%B LAWSON 10420 DESIGNATA AVE LAS VEGAS NV	12520801005
KELLEY BRADLEY H & ASHTON C	6600 AZORELLA CT LAS VEGAS NV	12520712047
KOHL'S DEPARTMENT STORES INC	P O BOX 2148 MILWAUKEE WI	12520710003
KROEGEL NATHAN J	6709 BLUEBELL GARDEN ST LAS VEGAS NV	12520712182

Report of All Selected Parcels**Case Number:** VAR-39815**Printed On:** Wed: October 20, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
LAU KEITH B	1107 NEW TRIER CT WIMETTE IL	12520712095
LAWRENCE APRIL	6605 AZORELLA CT LAS VEGAS NV	12520712049
LEUNG NATHAN M	1782 TASSEL FERN AVE LAS VEGAS NV	12520712061
LIGNELLI MATTHEW D	8552 ROTHMANNIA CT LAS VEGAS NV	12520712065
LIM VICKIE T	3 OYSTER SHORES ALAMEDA CA	12520712055
LONG MICHAEL Z & MICHAEL T	6600 BILTMORE GARDEN ST LAS VEGAS NV	12520712053
LOPEZ ADOLFO R	8572 MELOCACTUS CT LAS VEGAS NV	12520712078
M D M PROPERTIES L L C ETAL	P O BOX 8077 FREMONT CA	12520301019
MAABA GLORIA JEAN	8532 OLD WESTBURY CT LAS VEGAS NV	12520712174
MANANSALA MICHAEL L & JENNIE S	8564 BROMELIA CT LAS VEGAS NV	12520712128
MANIO FILEMON M JR	15940 HANOVER WY CHINO HILLS CA	12520712125
MARROQUIN MARTHA L	6608 AZORELLA CT LAS VEGAS NV	12520712045
MARSH JAMES R	P O BOX 42156 LAS VEGAS NV	12520301009
MARSH JIM AMERICAN CORPORATION	8555 W CENTENNIEL PWKY LAS VEGAS NV	12529502029
MARSH JIM AMERICAN CORPORATION	8555 W CENTENNIEL PWKY LAS VEGAS NV	12529502028
MARSH JIM AMERICAN CORPORATION	P O BOX 42156 LAS VEGAS NV	12529510003
MARTIN JAMES P & CARI K	8561 BARKERIA CT LAS VEGAS NV	12520712056
MASSI ALBERT D ETAL	3202 W CHARLESTON BLVD LAS VEGAS NV	12520301020
MASSI ALBERT D ETAL	3202 W CHARLESTON BLVD LAS VEGAS NV	12520301021
MC GEE ANITA	8564 CALOMERIA CT LAS VEGAS NV	12520712074
MEIJER JAN F & ANNEKE W	10866 CANTLAY ST SUN VALLEY CA	12520712075
MENDEZ ALEJANDRA	8540 OLD WESTBURY CT LAS VEGAS NV	12520712172
MENDEZ JONATHAN H	8568 VESTIA CT LAS VEGAS NV	12520712133
MILLER WILLIAM T	6605 SWEET PERENNIAL CT LAS VEGAS NV	12520712043
MONTECITO PARTNERS ONE L L C	%LAUTH MANAGEMENT LLC 401 PENNSYLVANIA PKWY INDIANAPOLIS IN	12520810002
MORA MYRIHAM H	8569 BROMELIA CT LAS VEGAS NV	12520712130
NAMME MICHAEL J	9107 RAVENSCROFT RD CLIFTON NJ	12520712087
NAPOLITANI FALLON R	8536 AMARYLLIS HILLS AVE LAS VEGAS NV	12520712164
NAWAR MAGDY & AMANY	26800 CROWN VALLEY PKWY MISSION VIEJO CA	12520712134
NEAL TIFFANY L	8569 PRIMULA CT LAS VEGAS NV	12520712124
OISBOID JENNIFER	3736 BOSSA NOVA DR LAS VEGAS NV	12520712155
ORIOLO DENISE F	23767 BURBANK BLVD WOODLAND HILLS CA	12520712041

Report of All Selected Parcels**Case Number:** VAR-39815**Printed On:** Wed: October 20, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
PEART ABDIEL	8572 CALOMERIA CT LAS VEGAS NV	12520712072
PELEG MELISSA VICTORIA	24900 VISTA VEIENDA WOODLAND HILLS CA	12520712091
PHILLIPS DAPHNE J	8521 NERTERA CT LAS VEGAS NV	12520712032
PHONG ALBERT	6601 SWEET PERENNIAL CT LAS VEGAS NV	12520712042
PLATTE JOHN P II & JENNIFER A	6720 BILTMORE GARDEN ST LAS VEGAS NV	12520712145
POMBEIRO MICHAEL	8537 OLD WESTBURY CT LAS VEGAS NV	12520712170
PORTILLO CRISTIAN	8552 BARKERIA CT LAS VEGAS NV	12520712059
PYKNIS NICK	59 BIRCHWOOD DR PALOS PARK IL	12520712020
RAINBOW REALTY HOLDINGS L L C	7650 COLEY AVE LAS VEGAS NV.	12520712162
REID ANDREA C	6644 BILTMORE GARDEN ST LAS VEGAS NV	12520712156
RENNER HARRY R	6656 BILTMORE GARDEN ST LAS VEGAS NV	12520712153
REPPERT MARK E	1891 BALZAC DR LAS VEGAS NV	12520712088
RICKERT KIM	8529 OLD WESTBURY CT LAS VEGAS NV	12520712168
RIVERA IGNACIO	6604 AZORELLA CT LAS VEGAS NV	12520712046
ROHANI-NAJMI TRUST	7901 ROCKWIND CT LAS VEGAS NV	12520803002
ROKNIFARD SAEED	6665 BLUEBELL GARDEN ST LAS VEGAS NV	12520712179
ROMANS 8-28 L L C	%B LAWSON 10420 DESIGNATA AVE LAS VEGAS NV	12520804004
ROMANS 8-28 L L C	%B LAWSON 10420 DESIGNATA AVE LAS VEGAS NV	12520804007
ROMANS 8-28 L L C	%B LAWSON 10420 DESIGNATA AVE LAS VEGAS NV	12520804005
ROMANS 8-28 L L C	%B LAWSON 10420 DESIGNATA AVE LAS VEGAS NV	12520804003
SABATIER MICHAEL	8561 ROTHMANNIA CT LAS VEGAS NV	12520712062
SALGADO MICHAEL & JIMMI	8561 ALOCASIA CT LAS VEGAS NV	12520712104
SARMIENTO GILBERT N & CORAZON C	2534 DUVAL RD SANTA ROSA VALLEY CA	12520712044
SAVITT JORDAN & AMY M	8569 VESTIA CT LAS VEGAS NV	12520712136
SHARP JASON	8568 VELLOZIA CT LAS VEGAS NV	12520712085
SHOPE MAX D JR & DENISE E	8529 MYRSINE CT LAS VEGAS NV	12520712028
SHULTZ BRENDA A	8560 TELLIMA CT LAS VEGAS NV	12520712099
SIERRA HEALTH SERVICES INC	%UNITED HEALTHCARE SERV INC %LEASE ADMIN MN008-E305 9900 BREN RD E MINNETONKA MN	12529502002
SNOWTON EVELYN & VINCENT	8573 VELLOZIA CT LAS VEGAS NV	12520712089
SOLOMON ORKIDA & AMAZIS	6653 BLUEBELL GARDEN ST LAS VEGAS NV	12520712176
SPINNAKER HOMES VII L L C	%S AIZENBERG 4511 W CHEYENNE AVE #105 NO LAS VEGAS NV	12520711008

Report of All Selected Parcels**Case Number:** VAR-39815**Printed On:** Wed: October 20, 2010

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
SPINNAKER HOMES VII L L C	%S AIZENBERG 4511 W CHEYENNE AVE #105 NO LAS VEGAS NV	12520711013
SPINNAKER HOMES VII L L C	%S AIZENBERG 4511 W CHEYENNE AVE #105 NO LAS VEGAS NV	12520711014
STEFFENS IMELOA M	%H BEHRENS 1501 ARROWBROOK AVE SACRAMENTO CA	12520712129
STEMARIE TANYA J	2201 E WILLOW ST #D250 SIGNAL HILL CA	12520712038
STEPHAN JANE A	1320 N VEITCH ST #1708 ARLINGTON VA	12520712029
SULLIVAN JENNIFER A	6704 BILTMORE GARDEN ST LAS VEGAS NV	12520712149
SUNTREE LAS VEGAS L L C	104 HARTFORD CIR WEST MONROE LA	12520712152
SWANGER CHRIS	8521 MYRSINE CT LAS VEGAS NV	12520712026
SWEGMAN STEVEN JO JR	8536 OLD WESTBURY CT LAS VEGAS NV	12520712173
SZE ALICE	10166 OLNEY ST ELMONTE CA	12520712092
TINSLEY EOWARD J	6649 BLUEBELL GARDEN DT LAS VEGAS NV	12520712175
TSUEI DAVID	51 NURSERY WY SOUTH SAN FRANCISCO CA	12520712051
TUFANO WILLIAM	6628 BLUEBELL GARDEN ST LAS VEGAS NV	12520712036
VANSTAOEN PIETER	6721 BLUEBELL GARDEN ST LAS VEGAS NV	12520712185
VISTA FAMILY LIVING TRUST	1950 SPY GLASS DR SAN BRUNO CA	12520712084
WADLEY TOMOKO F	8553 ROTHMANNIA CT LAS VEGAS NV	12520712060
WATERS LATONIA MICHELLE	8556 OSMEREA CT LAS VEGAS NV	12520712094
WATTS LATORYA	8568 BROMELIA CT LAS VEGAS NV	12520712127
WILLIAMS STEVEN R	6708 BILTMORE GAROENS LAS VEGAS NV	12520712148
WILLIAMS SUSAN	8556 BARKERIA CT LAS VEGAS NV	12520712058
WILLIAMS TAMMARA M	8573 CALOMERIA CT LAS VEGAS NV	12520712077
WINES THALIA FAITH	6601 AZORELLA CT LAS VEGAS NV	12520712048
WONG REBECCA	18408 SE 24TH ST VANCOUVER WA	12520712169
ZOBRIST DAVID & LUANN	8560 OSMEREA CT LAS VEGAS NV	12520712093

Steve Swanton

From: Joel Higginbotham [Joel.Higginbotham@sundevilauto.com]
Sent: Tuesday, October 19, 2010 11:23 AM
To: Matt Turney
Cc: Steve Swanton

City of Las Vegas
731S Forth St.
Las Vegas, Nevada

10/19/2010

To Whom it may concern;

Please accept this letter as my approval for Looker and Cappello Architect Inc. to submit the "Letter of Justification" for our variance.

If there is any concern that I should be made aware of that could slow down the process further please contact me as soon as possible at 602-620-6057.

Best regards;

Joel Higginbotham
C.E.O. Mahogany Run Inc.
Joel.Higginbotham@SunDevilAuto.com

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 4, 2010

Ms. Barbara Lawson
Isaiah 54 17, LLC
10420 Designata Avenue
Tempe, Arizona 89135

**RE: VAR-39815 - VARIANCE
PLANNING COMMISSION MEETING OF NOVEMBER 18, 2010**

Dear Ms. Lawson:

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. Joel Higginbotham
Mohagany Run
1830 East Elliott Road
Tempe, Arizona 85284

Mr. Matt Tumey
1722 South McAllister
Tempe, Arizona 85283

Mayor
Oscar B. Goodman

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





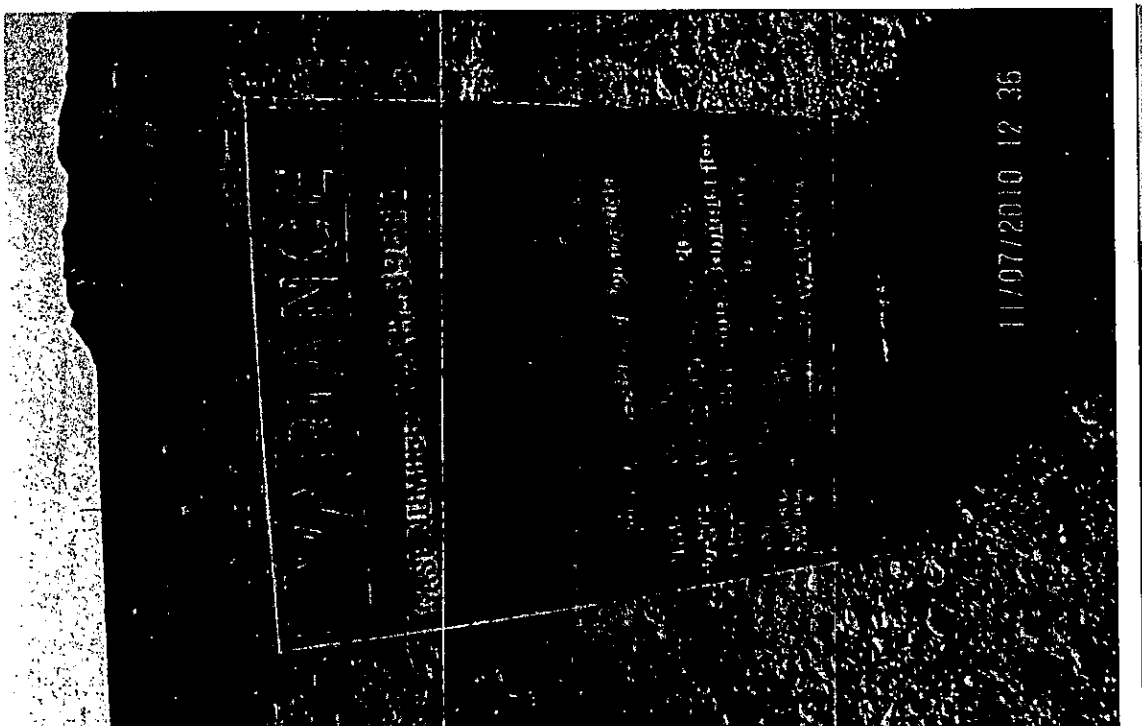
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

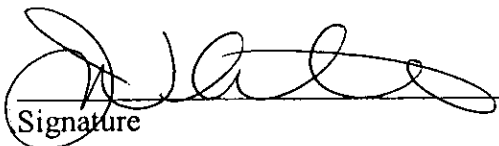


CASE NUMBER: VAR-39815

MEETING DATE: 11/18/10 PC

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.

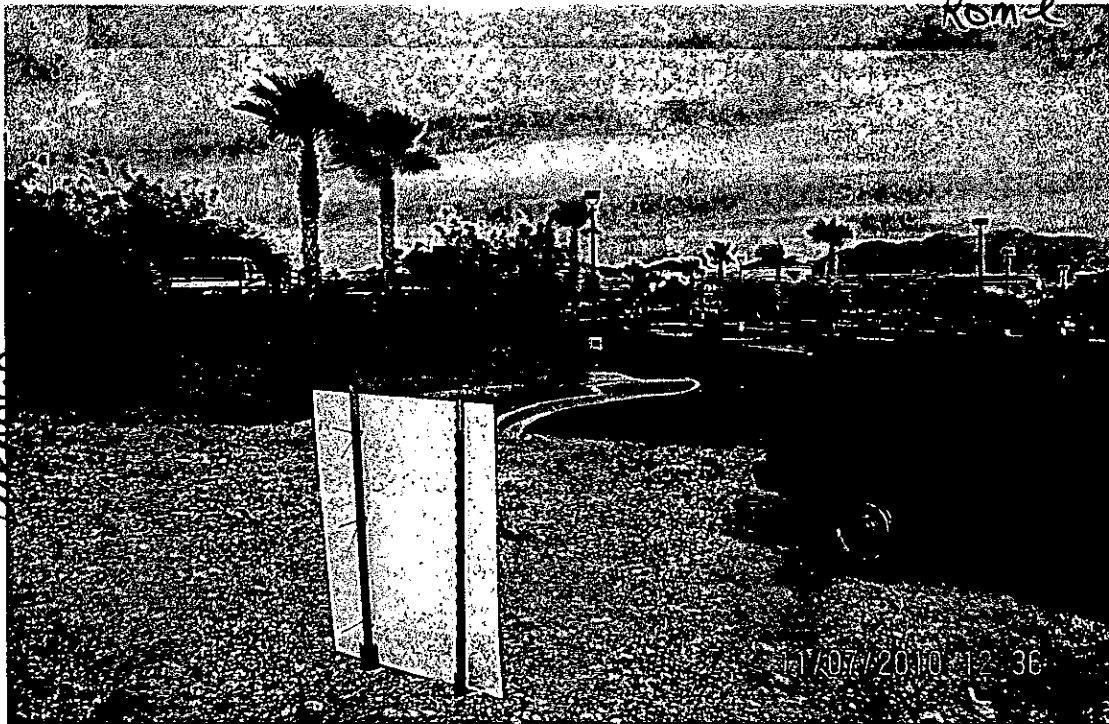


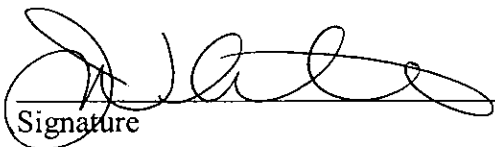
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Signature

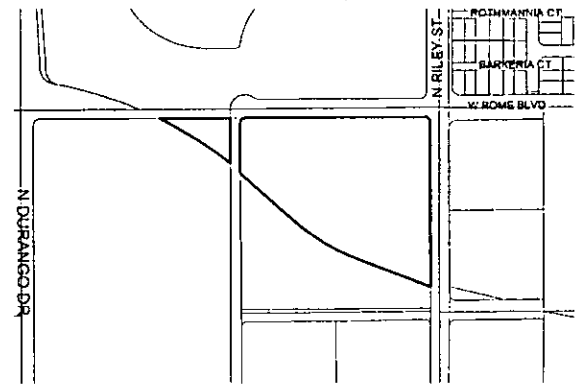
11-07-10
Date

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Application Information

VAR-39815 - VARIANCE - PUBLIC HEARING - APPLICANT: MAHOGANY RUN - OWNER: ISAIAH 54:17, LLC - Request for a Variance TO ALLOW A ONE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED 6,006 SQUARE-FOOT AUTO REPAIR GARAGE (MINOR) on a portion of 5.93 acres on the south side of Rome Boulevard, approximately 640 feet west of Riley Street (APNs 125-20-801-005 and 125-20-802-003), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center), UC-TC (Urban Center Mixed Use) and MS-TC (Main Street Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

Application Location



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

Public Hearing Information

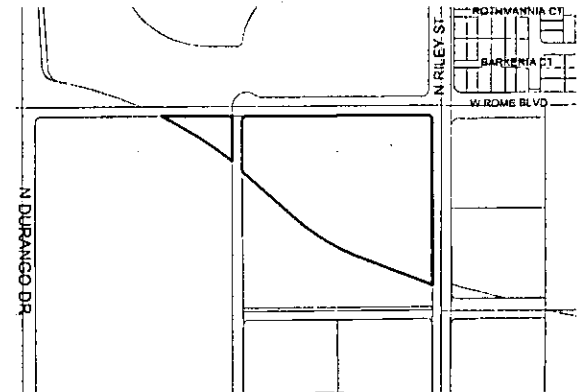
Meeting: Planning Commission
Date: November 18, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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-39815 - VARIANCE - PUBLIC HEARING - APPLICANT: MAHOGANY RUN - OWNER: ISAIAH 54:17, LLC - Request for a Variance TO ALLOW A ONE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED 6,006 SQUARE-FOOT AUTO REPAIR GARAGE (MINOR) on a portion of 5.93 acres on the south side of Rome Boulevard, approximately 640 feet west of Riley Street (APNs 125-20-801-005 and 125-20-802-003), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center), UC-TC (Urban Center Mixed Use) and MS-TC (Main Street Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

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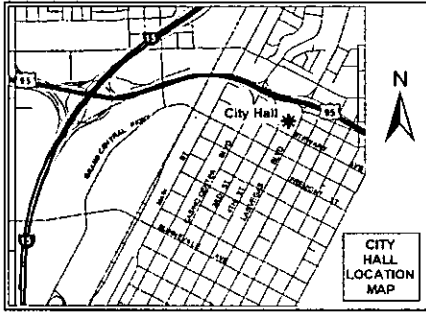
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Meeting: Planning Commission
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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

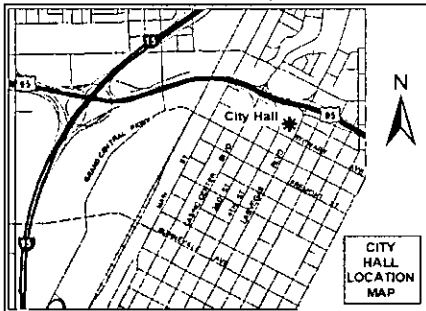
Please use available blank space on card for your comments.

VAR-39815

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-39815

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-39815

Centennial Park HOA

Chatham Hills HOA

Cimarron Ridge HOA

Cimarron Springs HOA

Elkhorn Cimarron Estates HOA

Elkhorn Community Association

Elkhorn Twilight HOA

Remington Place HOA

Ridgegate LMA

Rosabella at Travato HOA

Skypointe HOA

Spinnaker Homes At Centennial Hills HOA

Timberlake Street and LMA

Town Center Village Community Association

Tripoly At Towne Center 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 Riekk, Survey (FM, PM, & A's only)
Date: October 19, 2010
Re: **VAR-39815** Mahogany Run S. Side of Rome Blvd., W. of Riley St.
Request for a Variance for a side yard setback

COMMENTS:

We have no comment on the Request for a Variance application to allow a one-foot side yard setback where 10 feet is required on property located on the south side of Rome Boulevard, west of Riley Street.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

VAR-39815

HAND DELIVERED :

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

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	2900 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-39815 - VARIANCE - PUBLIC HEARING - APPLICANT: MAHOGANY RUN - OWNER: ISAIAH 54:17, LLC - Request for a Variance TO ALLOW A ONE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.35 acres on the south side of Rome Boulevard, approximately 640 feet west of Riley Street (APN 125-20-801-005), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

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:

4K

Report Date 10/05/2010 03:14 PM

Submitted By

Page 1

A/P # 39815 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	10/05/2010 12:26	983052	Temp COD		
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-39815 - VARIANCE - PUBLIC HEARING - APPLICANT: MAHOGANY RUN - OWNER: ISAIAH 54:17, LLC - Request for a Variance TO ALLOW A ONE-FOOT REAR YARD SETBACK WHERE A TEN-FOOT REAR YARD SETBACK IS REQUIRED on 0.35 acres on the south side of Rome Boulevard, approximately 640 feet west of Riley Street (APN 125-20-801-005), SC-TC [Service Commercial (Town Center General Plan Designation)] Zone, Ward 6 (Ross).

Parent A/P #

Project # 39815 Project/Phase Name SUN AUTO
Size/Area 0.52 ACRE Size Description
Proposed Start Proposed Stop
% Complete Formula

Phase #
Subdivision Code
% Completed 0.00

Property/Site Information

Parcel 12520801005

Location

Owner/Tenant

Contact ID AC1544828	Name	ISAIAH 54 17 L L C	Organization	% B LAWSON
Mailing Address	10420 DESIGNATA AVE		State/Province	NV
City	LAS VEGAS		Country	☐ Foreign
ZIP/PC	89135-2591		Evening Phone	
Day Phone			Mobile #	
Fax				

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

12520801005

Report Date 10/05/2010 03:14 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1544828 ☐ Foreign
Effective Expire
Name ISAIAH 54 17 L L C
Day Phone Eve Phone Organization % B LAWSON
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 10420 DESIGNATA AVE
LAS VEGAS, NV 89135-2591
Seasonal Addr
Valid From To
Comments barbara lawson - 878-3000

Primary N Capacity OTHER Other APPL Contact ID AC1828134 ☐ Foreign
Effective Expire
Name MAHOGANY RUN
Day Phone (480)491-4210 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 1830 E. ELLIOT RD
TEMPE, AZ 85284
Seasonal Addr
Valid From To
Comments JOEL HIGGINBOTHAM

Primary Y Capacity OTHER Other REP Contact ID AC1828135 ☐ Foreign
Effective Expire
Name MATT TURNEY
Day Phone (602)769-9757 x Eve Phone Organization
Pager PIN # Position
Fax (480)839-1036 Mobile Profession
E-Mail
Address 1722 S MCALLISTER
TEMPE, AZ 85283
Seasonal Addr
Valid From To
Comments MATT TURNEY - 602-769-9757

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	10/05/2010 12:54	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	10/05/2010 12:54	30.00
PROCESSING FEE	P	10/05/2010 12:54	300.00
Total Unpaid	0.00	Total Paid	830.00

Report Date 10/05/2010 03:14 PM

Submitted By

Page 3

Inspections

There are no inspections for this Report

Review Activities
Review #
Comments

Review Type

#

Status

Waived

Issued

Started

Completed

Comp By

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAR)

Modified By FSOLIS

Modified Date/Time 10/05/2010 12:25

Comments

No Comments

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

N Business License Exempt

Check Conditions
Condition
Supervisor Required

Approval

Approved By
Comments

Approved Date

Applied By

Applied Date

Assigned

Z-LEGAL
N

983052

10/05/2010 12:26

Project # A/P Type

Status

Stage

Relation

No children exist for this project

Planning Condition Description

Effective

Expires

Comments

There is no planning condition for this project.

Report Date 10/05/2010 03:14 PM

Submitted By

Page 4

VARIANCE

N Parent Project link required?

N 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 Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
11/18/2010	PC	SCHEDULED		0	0	0
FSOLIS	10/05/2010					

Template Type/AP#	AP Type	Status	Stage
No children exist for this project			

Employee Employee ID	Last	First	MI	Comments
No Employee Entries				

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	10/05/2010 12:54		0.00
	DROP OFF BY FRED SOLIS, PD, FAIRWAY PRDPERTY ADVISORS INC CK 1182, 602.769.9757				

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SUN AUTO ^{MC7} SUN Devil AUTO VARIANCE
 Project Address (Location): DURANGO & ROME
 Project Name: SUN AUTO ^{MC7} SUN Devil AUTO Proposed Use _____
 Assessor's Parcel #(s): 125-20-801-005 Ward # _____
 General Plan: existing ☒ proposed _____ Zoning: existing ☒ proposed _____
 Commercial Square Footage: 7,000 ϕ Floor Area Ratio _____
 Gross Acres: .52 Lots/Units: 1 Density _____
 Additional Information _____

PROPERTY OWNER ISAIAH 54 17 LLC Contact BARBARA LAWSON
 Address 10420 DESIGNATA AVE Phone: 702-878-3000 Fax: _____
 City TEMPE State AZ Zip 85135
 E-mail Address _____

APPLICANT MANOGANY RUN Contact JOEL HIGGINBOTHAM
 Address 1830 E. ELLIOT RD Phone: 480-491-4210 Fax: _____
 City TEMPE State AZ Zip 85284
 E-mail Address _____

REPRESENTATIVE MATT TURNEY Contact _____
 Address 1722 S. McALLISTER Phone: 602 769 9757 Fax: 480 839-1036
 City TEMPE State AZ Zip 85283
 E-mail Address MATT@FAIRWAYPROPERTYADVISORS.COM

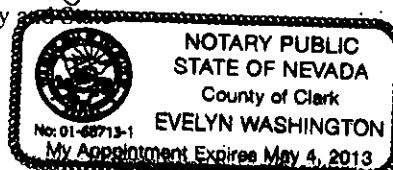
FOR DEPARTMENT USE ONLY

Property Owner Signature* Barbara A. Lawson
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name BARBARA A. LAWSON

Subscribed and sworn before me

This 30th day of Sept., 20 10
Evelyn Washington

Notary Public in and for said County



Revised 10/27/08

Case #	<u>VAR-39815</u>
Meeting Date:	<u>11-18-10</u>
Total Fee:	<u>830.00</u>
Date Received:	<u>10-4-10</u>
Received By:	<u>F.S</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-39815** APN: 125-20-801-005

Name of Property Owner: ISAIAH 54:17 LLC

Name of Applicant: MAHOGANY RUN

Name of Representative: MATT TURNEY

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): _____

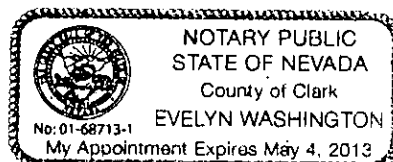
APN: _____

Signature of Property Owner: Barbara A. Lawson

Print Name: BARBARA A. LAWSON

Subscribed and sworn before me

This 30th day of Sept., 20 10
Evelyn Washington
Notary Public in and for said County and State



RECEIVED

OCT 05 2010

City of Las Vegas

JEFF LOOKER, ARCHITECT

2070 E. Southern Avenue • Tempe • AZ 85282 • Voice (480) 730-1776 • FAX (480) 968-6571

VARIANCE JUSTIFICATION LETTER

October 4, 2010

Attn: Doug Rankin
Planning Manager
City of Las Vegas
731 S. First Street
Las Vegas, NV 89101

RE: Sun Devil Auto, Petition for Variance, APN 125-20-801-005

Doug,

We are petitioning for a variance to allow building encroachment in the required 10' side yard setback along our east property line at the vacated Juliano Rd.

The site plan is the same as approved on March 3, 2010 by the City Council and indicates the intended property boundary after the vacation of the Juliano Rd. ROW while including various regulatory and utility requirements. The City of Las Vegas development department was working under the assumption the boundary line would be moved east thirty feet (30') to include the vacated Juliano Rd. ROW thus not requiring a variance for the side yard setback. The vacated Juliano Rd. ROW will become part of the parcel to the east and therefore requires our project to request the side yard setback variance.

Our project is on an odd shaped parcel and the site plan is designed to accommodate the parking, ingress/egress, Las Vegas Valley Water District, site drainage, and Fire Dept. access requirements. The position of the building has not been modified from the previously approved site plan SDR-36953.

The Project has previously been approved for the following Waivers/Variations: Major Modification MOD-36955, Re-Zone ZON-36949, Site Development Review SDR-36953, Building Setback Variance VAR-37101, Parking Variance VAR-36954, and a Special Use Permit for a Repair Garage SUP-36950.

Jeff Looker, Architect



RECEIVED

OCT 05 2010

City of Las Vegas

VAR-39815

ISAIAH 54:17, LLC**Business Entity Information**

Status:	Active	File Date:	7/03/2008
Type:	Domestic Limited-Liability Company	Entity Number:	E0424902008-2
Qualifying State:	NV	List of Officers Due:	7/31/2011
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20081400102	Business License Exp:	7/31/2011

Registered Agent Information

Name:	BARBARA A. LAWSON	Address 1:	10420 DESIGNATA AVENUE
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89135
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

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

Officers☐ Include Inactive Officers

Manager - BARBARA A LAWSON			
Address 1:	10420 DESIGNATA AVE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89135	Country:	
Status:	Active	Email:	
Manager - TAMARA F LAWSON			
Address 1:	10420 DESIGNATA AVE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89135	Country:	USA
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20080449906-32	# of Pages:	1
File Date:	7/03/2008	Effective Date:	
(No notes for this action)			
Action Type:	Reinstatement		
Document Number:	20090658004-74	# of Pages:	1
File Date:	8/31/2009	Effective Date:	
REINSTATED/REVOKED 8-1-2009			
Action Type:	Acceptance of Registered Agent		
Document Number:	20090658005-85	# of Pages:	1



20090610-0000349

Fee: \$21.00 RPTT: EX#003

N/C Fee: \$25.00

06/10/2009 08:27:59

T20090202078

Requestor:

FIDELITY NATIONAL TITLE LAS

Debbie Conway ARO

Clark County Recorder Pgs: 9

APN: 125-20-801-005
125-20-802-003

RE-RECORDED

Quitclaim Deed

Rerecord to correct the Legal Description for Exhibit A
- Two ***

Type of Document

Recording Requested by:
Barbara A. Lawson

Return to:

Name: Isaiah 54:17 LLC

c/o Barbara A. Lawson

Address: 10420 Designata Avenue

City/State/Zip: Las Vegas, NV 89135

RECEIVED

OCT 05 2010

City of Las Vegas

(11-1)

20080708-0004492

Fee: \$19.00 RPTT: EX007
N/C Fee: \$0.00

07/08/2008 15:00:54

T20080136999

Requestor:

B LAWSON

Debbie Conway JLB
Clark County Recorder Pgs: 7

125-20-802-003
APN# 125-20-801-005

11-digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrrealprop/owner.aspx>

Type of Document

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

Quit Claim Deed

Recording Requested by:

Barbara A Lawson

Return Documents To:

Name *Barbara A Lawson*

Address *10420 Desiguate Ave*

City/State/Zip *Las Vegas, NV 89135*

This page added to provide additional information required by NRS 111.312 Section 1-2

(An additional recording fee of \$1.00 will apply)

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

APN: 125-20-802-003

125-20-801-005

QUITCLAIM DEED

DATED this 7th day of July 2008

For valuable consideration, I/we, Barbara A Hallie Larson, Trustee
Of the Barbara Ann Hallie Trust, dated January 21, 2003

do hereby REMISE, RELEASE, and FOREVER QUITCLAIM to: ISAIAH 54:17 LLC
10420 Designate Ave, Las Vegas, NV 89135

the following described real property in the State of Nevada, County of _____

(legal description of real property and commonly known address if known)

See Exhibit A-One and Exhibit A-Two

IN WITNESS WHEREOF, I/We hereunto set my hand/our hands this 7 day of July
2008

Barbara Ann Hallie Larson, Trustee
(Signature) (Signature)

BARBARA ANN HALLIE LARSON
(Print or type name here) (Print or type name here)

STATE OF NEVADA)

COUNTY OF Clark) ss:

On this 7 day of July, 2008
personally appeared before me, a Notary Public

personally known to me to be the person(s) whose
name(s) is subscribed to the above instrument who
acknowledged that she executed the instrument.

(Notary Public)

RECORDING REQUESTED BY AND MAIL TO:

NAME: Barbara A Larson
ADDRESS: 10420 Designate Ave
CITY/ST/ZIP: Las Vegas NV 89135

If applicable mail tax statements to

NAME: Barbara A Larson
ADDRESS: 10420 Designate Ave
CITY/ST/ZIP: L.V. NV 89135

(Notary Stamp)

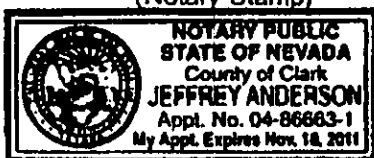


EXHIBIT "A" *ONE*

THIS LEGAL DESCRIBES A PORTION OF THE WEST HALF (W1/2) OF THE SOUTH WEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 125-20-801-003, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 20:

THENCE SOUTH 00°00'07"EAST ALONG THE EAST LINE OF SAID WEST HALF (W1/2), A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING:

THENCE CONTINUING SOUTH 00°00'07"EAST ALONG THE EAST LINE OF SAID WEST HALF (W1/2), A DISTANCE OF 145.37 FEET;

THENCE FROM A TANGENT BEARING OF NORTH 51°07'52" WEST, NORTHWESTERLY ALONG THE ARC OF A 1241.12-FT RADIUS CURVE, CONCAVE SOUTHWESTERLY, A DISTANCE OF 267.48 FEET, THROUGH A CENTRAL ANGLE OF 12°20'53", TO THE SOUTH LINE OF THE NORTH 30 FEET OF SAID WEST HALF(W1/2);

THENCE ALONG THE SAID SOUTH LINE NORTH 89°42'10" EAST 224.66 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.35 ACRES, MORE OR LESS.

BASIS OF BEARINGS: NAD83 GRID NORTH, NEVADA STATE PLANE COORDINATE SYSTEM EAST ZONE (2701), BASED UPON THE NGS HARN "CCGIS 807", "CNLV 756", AND "CNLV 748" MONUMENTS.

Legal Description

Exhibit A – Two

Assessor's Parcel No.: 125-20-802-003

The Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 20, Township 19 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada.

EXCEPTING THEREFROM that portion of said land conveyed to Clark County by Deed recorded February 19, 1976 in Book 595 as Instrument No. 554965, of Official Records, Clark County, Nevada.

FURTHER EXCEPTING THEREFROM that portion of said land conveyed to Clark County by Deed recorded November 24, 1980 in Book 1316 as Instrument No. 1275674, of Official Records, Clark County, Nevada.

AND FURTHER EXCEPTING THEREFROM that portion of said land conveyed to Clark County by that certain Amended Final Order of Condemnation recorded June 10, 2004 in Book 20040610 as Instrument No. 0002140, of Official Records, Clark County, Nevada.

"A."
EXHIBIT TWO

PARCEL V:

The North Half (N 1/2) of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 20, Township 19 South, Range 60 East, M.D.B.M.

EXCEPTING THEREFROM the Southerly Ten (10) feet

FURTHER EXCEPTING THEREFROM the West Thirty (30) feet, together with a spandrel area in the Northwest (NW) corner thereof, being the Southeast (SE) corner of the intersection of Unnamed Street and Rome Boulevard, bounded as follows: on the North by the South line of the North Thirty (30) feet thereof; on the West by the East line of the West Thirty (30) feet thereof; and on the Southeast (SE) by the arc of a curve concave Southeasterly, having a radius of Fifteen (15) feet and being tangent to the South line of said North Thirty (30) feet and tangent to the East line of said West Thirty (30) feet, as conveyed to Clark County by Deed recorded November 24, 1980 as Document No. 1275674 of Official Records.

FURTHER EXCEPTING THEREFROM the North Thirty (30) feet and the East Thirty (30) feet, together with a spandrel area in the Northeast (NE) corner thereof, being the Southwest (SW) corner of the intersection of Riley Street and Rome Boulevard, bounded as follows: on the East by the West line of the East Thirty (30) feet; on the North by the South line of the North Thirty (30) feet; and on the Southwest (SW) by the arc of a curve concave Southwesterly having a radius of Fifteen (15) feet and being tangent to the West line of the East Thirty (30) feet and tangent to the South line of the North Thirty (30) feet, as conveyed to Clark County by Deed recorded February 19, 1976 as Document No. 654965 of Official Records.

EXPLANATION: THIS LEGAL DESCRIBES A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUADRANT OF ROME BOULEVARD AND RILEY STREET LYING WITHIN THE PROPOSED ALIGNMENT OF THE NORTHERN/WESTERN SEGMENT OF THE LAS VEGAS BELTWAY.

EXHIBIT B

LEGAL DESCRIPTION

THAT PORTION OF LOT 1 AS SHOWN ON LAND DIVISION 181-80 RECORDED NOVEMBER 14, 1980 AS INSTRUMENT 1275673 IN BOOK 1316 RECORDED OF OFFICIAL RECORDS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89°48'19" WEST ALONG THE SOUTH LINE THEREOF, 605.47 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°35'01" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 446.10 FEET; THENCE SOUTH 47°51'58" EAST, 216.60 FEET; THENCE CURVING TO THE LEFT ALONG THE ARC OF A 732.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 20°43'22", AN ARC LENGTH OF 284.78 FEET; THENCE SOUTH 68°35'20" EAST, 233.48 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE SOUTH 00°40'26" WEST ALONG SAID EAST LINE, 78.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.15 ACRES, MORE OR LESS.

CERTIFIED COPY, THIS
DOCUMENT IS A TRUE AND
CORRECT COPY OF THE
RECORDED DOCUMENT MINUS
ANY REDACTED PORTIONS

MAR 16. 2009

Debbie Conway
RECORDER

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 125-20-801-005
b) 125-20-802-003
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 RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$ _____

4. Deed in Lieu of Foreclosure Only (value of property)

(_____)

Transfer Tax Value:

\$ _____

Real Property Transfer Tax Due

\$ 0

5. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 3
b. Explain Reason for Exemption: Re-recording 20080708-4492 to
correct the legal description for Exhibit A - Two

6. 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 Barbara Ann Hollier Capacity Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Barbara Ann Hollier Trust
Address: 10420 Designata Avenue
City: Las Vegas
State: NV Zip: 89135

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Isaiah 54:17 LLC
Address: 10420 Designata Avenue
City: Las Vegas
State: NV Zip: 89135

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

Print Name: Fidelity National Title Escrow #: N/A ACCOMODATION
Address: 500 N. Rainbow Blvd., Suite 100
City: Las Vegas State: NV Zip: 89107

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