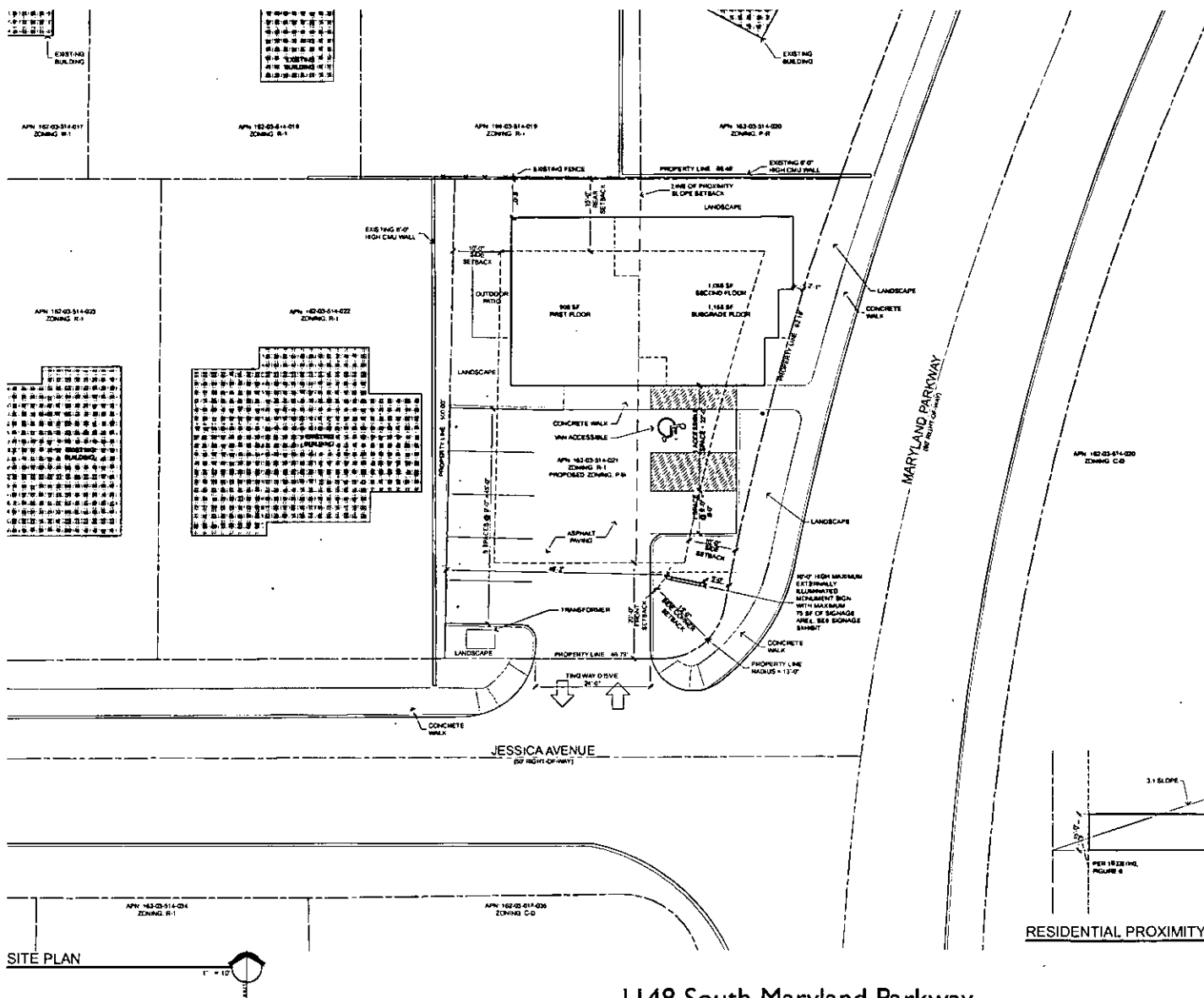


VICINITY & LOCATION MAPS
Site and Project Information

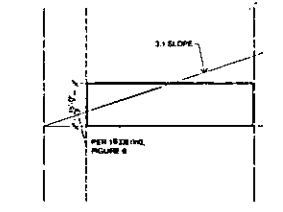
SITE DATA	
PARCEL NUMBER	932-03-014-021
JURISDICTION	CITY OF LAS VEGAS - 89104
EXISTING ZONING	P-R
PROPOSED ZONING	P-R
PROPOSED USE	OFFICE
SITE AREA	7,485.2 NET SQUARE FEET 0.17 NET ACRES 11,841 GROSS SQUARE FEET 0.27 GROSS ACRES

SETBACKS (BUILDING)	
	REQUIRED
FRONT	20'-0"
CORNER	15'-0"
REAR	10'-0"
STREET SIDE	10'-0"
BACK	10'-0"
MAX HEIGHT	30'-0"
ACTUAL HEIGHT	22'-0"
LOT COVERAGE ALLOWED	30%
ACTUAL LOT COVERAGE	25.5%

BUILDING INFORMATION	
CODE	2008 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	4
OCCUPANCY	8
FIRE SPRINKLERS PROVIDED	YES
BUILDING AREAS	
OFFICE	2,784 SF
RECEPTION	228 SF
STORAGE	180 SF
CIRCULATION	118 SF
WATER CLOSET	100 SF
TOTAL SQUARE FOOTAGE	3,410 SF

PARKING AREA	
BUILDING AREA	
OFFICE	2,784 SF @ 2,380 + 1.28
RECEPTION	228 SF @ 1,380 + 1.13
STORAGE	180 SF
CIRCULATION	118 SF
WATER CLOSET	100 SF
STANDARD SPACES PROVIDED	1
STANDARD SPACES PROVIDED	1
STANDARD SPACES PROVIDED	1
LOADING DOCK	NOT APPLICABLE

LANDSCAPE BUFFERS	
	REQUIRED
FRONT	15'-0"
CORNER	10'-0"
REAR	10'-0"
STREET SIDE	10'-0"
BACK	10'-0"



RESIDENTIAL PROXIMITY SLOPE

1148 South Maryland Parkway
Site Development Review Submittal
1148 South Maryland Parkway
Las Vegas, Nevada 89104

RECEIVED

OCT 23 2010

City of Las Vegas

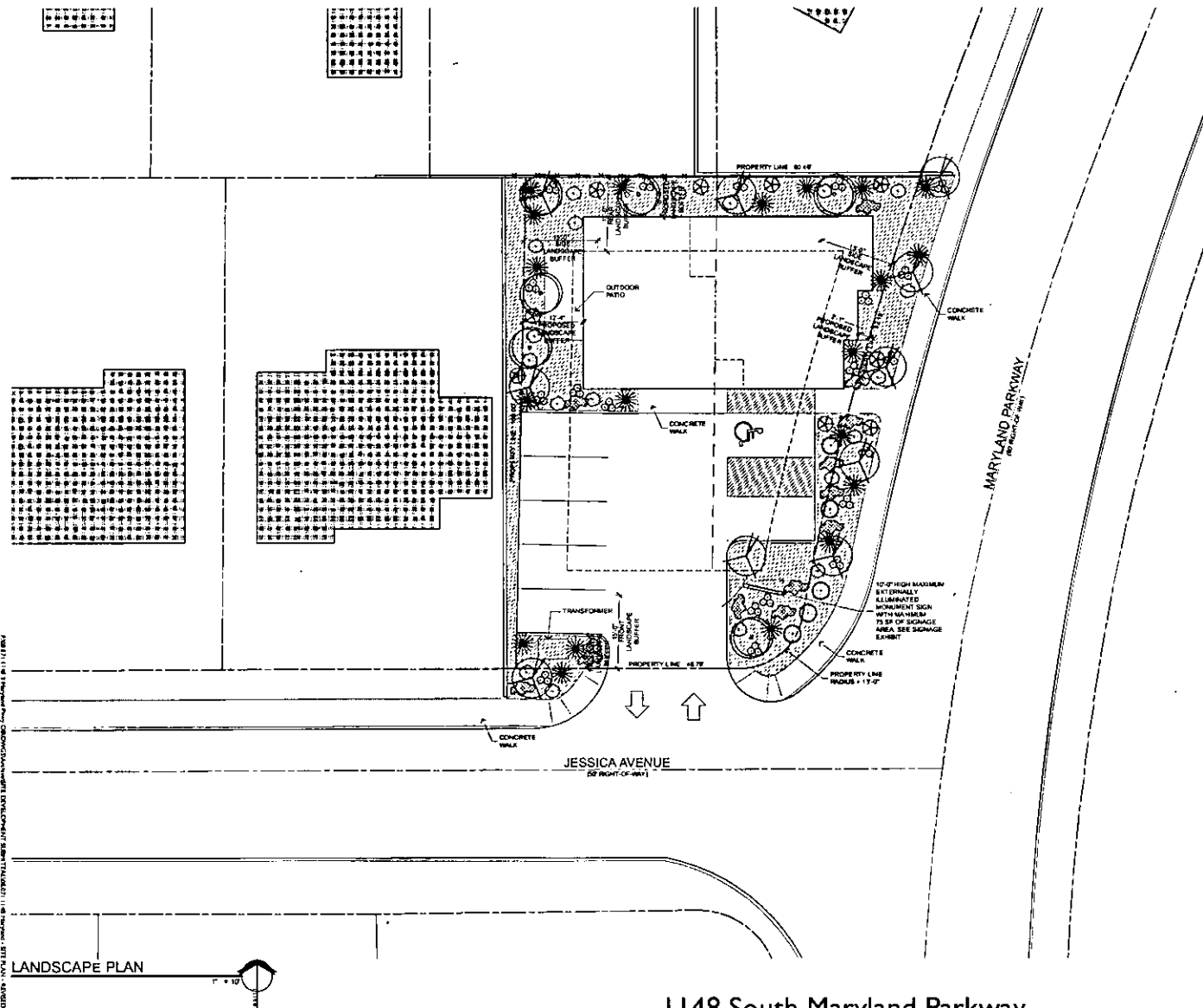
SITE PLAN

AS100

08.071 1148 South Maryland Parkway

Copyright 2008 © by APTUS Architecture
APTUS Architecture
1200 South Main Street
Suite 210
Las Vegas, Nevada 89104
P 702.477.1200
F 702.477.1212

EOT-40110



LANDSCAPE SCHEDULE					
PLANTS	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT X WIDTH	QTY.
	MEXICAN PALM	Washingtonia robusta	24" Bar	40' x 40'	8
	SHRUB	acacia macrophylla	24" Bar	20' x 20'	5
	TEXAS RANGER	Hydrophyllum peltatum	5 gal	8' x 8'	8
	DESERT CASSIA	Cassia	5 gal	8' x 8'	18
	MEXICAN SAGE	Salvia leucantha	5 gal	2' x 2'	21
	PHORADENDRON	Phoradendron graveolens	5 gal	4' x 4'	11
	TRAILING LANTANA	Lantana montevidensis	5 gal	2' x 3'	5
	MORNING GLORY	Ipomoea	5 gal	2' x 3'	20
ROCK MULCH	COMMON NAME	COLOR	NOTE		
	CRUSHED GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS	2.5" AGGREGATE GRANULAR 2" DEEP		

1148 South Maryland Parkway
 Site Development Review Submittal
 1148 South Maryland Parkway
 Las Vegas, Nevada 89104

EOT-40110

PLANTING PLAN

L100

City of Las Vegas EOT Submittal

08.12.2010

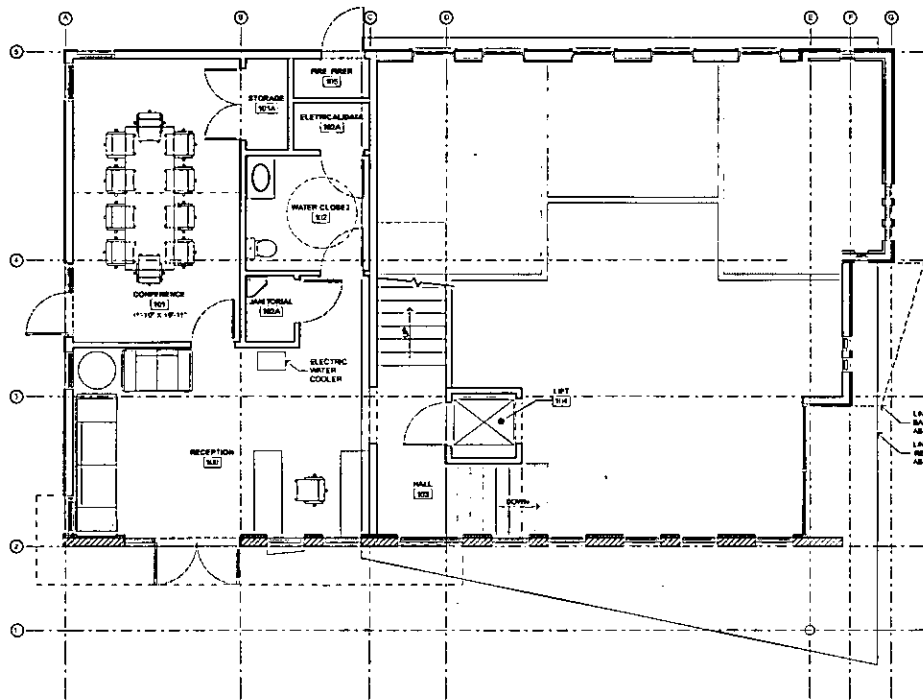
RECEIVED

OCT 28 2010

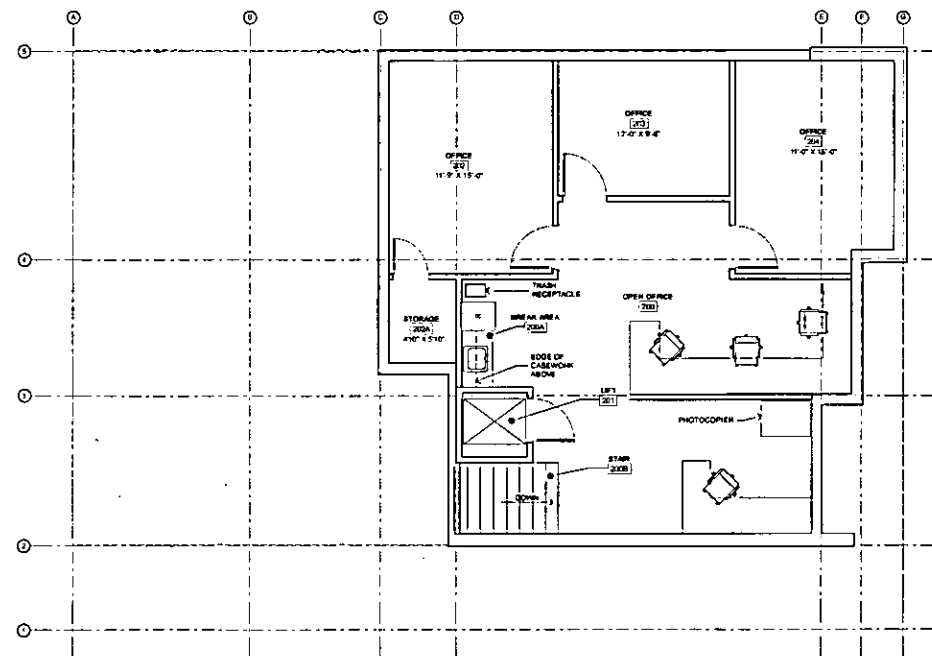
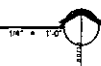
City of Las Vegas

LANDSCAPE PLAN

Copyright 2008 by APTUS Architecture
APTUS Architecture
 1300 South 4th Street
 Suite 100
 Las Vegas, Nevada 89104
 P 702.259.1300
 F 702.259.1210



FIRST FLOOR PLAN



SUBGRADE FLOOR PLAN



BUILDING SQUARE FOOTAGES

RECEP AREA	215 SF
OFFICE	188 SF
RECEPTION	188 SF
STORAGE	188 SF
CIRCULATION	214 SF
WATER CLOSET	187 SF
TOTAL SQUARE FOOTAGE	1,170 SF

1148 South Maryland Parkway
Site Development Review Submittal
1148 South Maryland Parkway
Las Vegas, Nevada 89104

EOT-40110

FIRST FLOOR
PLAN AND
SUBGRADE
FLOOR PLAN

A100

RECEIVED

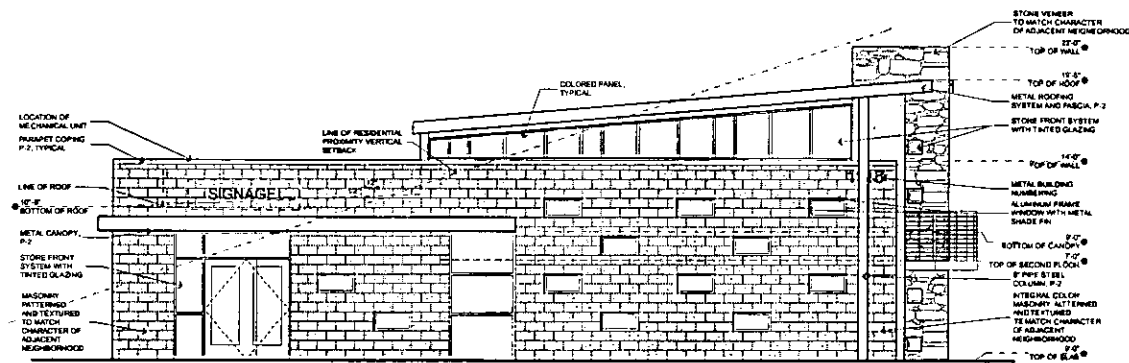
OCT 28 2010

City of Las Vegas

Copyright 2008 by APTUS Architecture
APTUS Architecture
1200 South 1st Street
Suite 100
Las Vegas, Nevada 89104
P 702.251.1200
F 702.251.1212

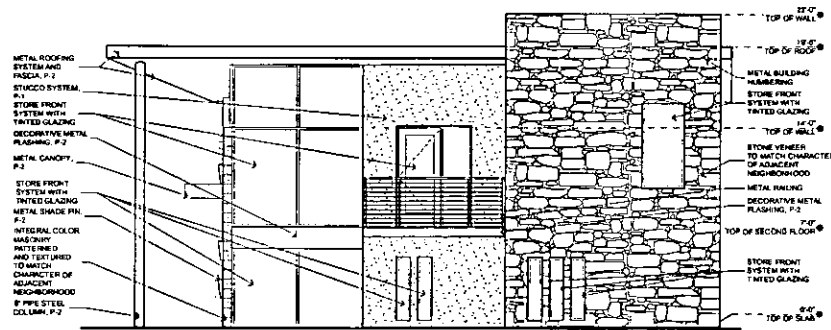
City of Las Vegas EOT Submittal 08.11.09

08/27/11 1148 South Maryland Parkway



SOUTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1148 South Maryland Parkway
Site Development Review Submittal
1148 South Maryland Parkway
Las Vegas, Nevada 89104

BUILDING
ELEVATIONS

City of Las Vegas SDR Submittal

08.12.08

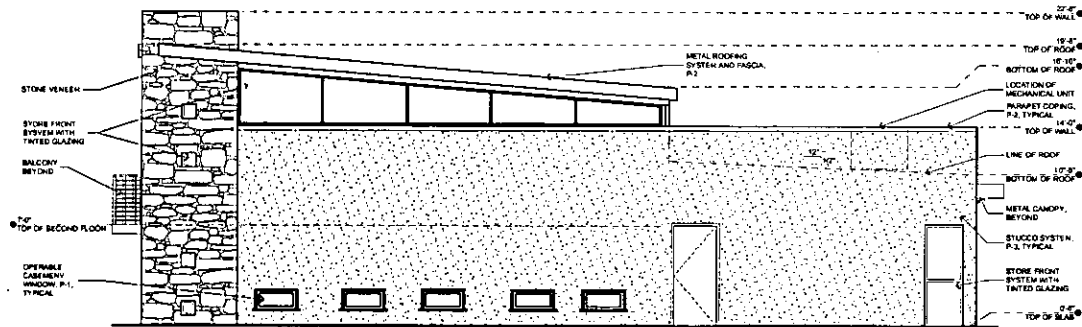
A200
RECEIVED

OCT 28 2010

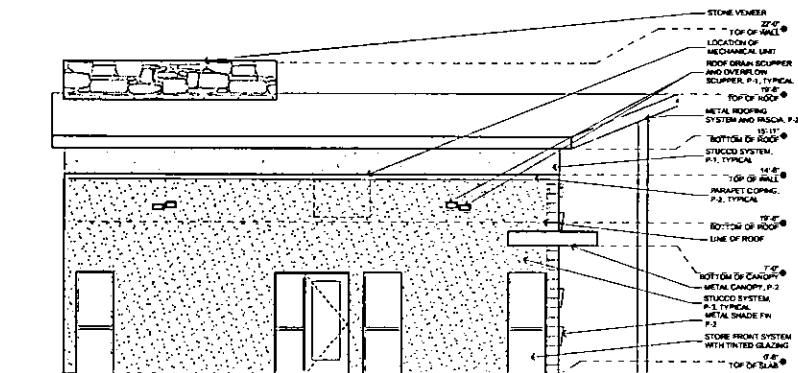
City of Las Vegas

Copyright 2008 by APTUS Architecture
APTUS Architecture
1200 South 44th Street
Suite 200
Las Vegas, Nevada 89104
P 702.871.1204
F 702.871.1212

PROJECT 1148 South Maryland Parkway DEVELOPMENT REVIEW SUBMITTAL 1148 South Maryland Parkway - SITE PLAN - ELEVATIONS 07/27/08 287 Pgs. 1/1



NORTH ELEVATION



WEST ELEVATION

1148 South Maryland Parkway
 Site Development Review Submittal
 1148 South Maryland Parkway
 Las Vegas, Nevada 89104

BUILDING
 ELEVATIONS

City of Las Vegas SDR Submittal

08.12.08

A201

RECEIVED

OCT 28 2010

City of Las Vegas

Copyright 2008 © by APTUS Architecture
 APTUS Architecture
 7008 South West Street
 Suite 208
 Las Vegas, Nevada 89104
 P 702.839.1200
 F 702.839.1212

7008 South West Street, Suite 208, Las Vegas, NV 89104
 702.839.1200
 702.839.1212



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

December 17, 2010

Mr. Robert Lawson
601 South 10th Street, Suite #101
Las Vegas, Nevada 89101

RE: EOT-40110-EXTENSION OF TIME-SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 15, 2010

Dear Mr. Lawson:

The City Council at a regular meeting held December 15, 2010, APPROVED the request for an Extension of Time of a previously approved Site Development Plan Review (SDR-29426) FOR A PROPOSED 3,132 SQUARE-FOOT TWO-STORY PROFESSIONAL OFFICE WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT BUFFER ON THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED, A SIX-FOOT BUFFER ON THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT BUFFER ON THE WEST PROPERTY LINE WHERE FIVE FEET IS REQUIRED on 0.17 acres at 1148 South Maryland Parkway (APN 162-03-514-021), P-R (Professional Office and Parking) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 16, 2010. This approval is subject to:

Planning and Development

1. This Site Development Plan Review (SDR-29426) shall expire on November 5, 2012 unless another extension of time is approved by City Council.
2. Conformance to the conditions of approval of Site Development Plan Review (SDR-29426) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lean Coleman".

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

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

cc: Ms. Rochelle Wallis
APTUS
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov





731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

November 29, 2010

Mr. Robert Lawson
601 South 10th Street, Suite #101
Las Vegas, Nevada 89101

**RE: EOT-40110 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN
REVIEW
CITY COUNCIL MEETING OF DECEMBER 15, 2010**

Dear Mr. Lawson:

Please be advised the City Council at its regular meeting on **December 15, 2010** as referred to above, will consider your request. This meeting will be held at 1:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Thursday, December 9, 2010** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

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

MMW:clb

cc: Ms. Rochelle Wallis
APTUS
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Borlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *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: November 3, 2010
Re: EOT-40110 Robert Lawson 1148 S. Maryland Pkwy.
Request for an Extension of Time of an approved Site Development Plan Review (SDR-29426)

COMMENTS:

We have no comment on the Request for an Extension of Time application of a previously approved Site Development Plan Review which allowed a two-story professional office with waivers of perimeter landscape buffer requirements to allow a zero-foot buffer on the east property line where 15 feet is required, a six-foot buffer on the south property line where 15 feet is required and a zero-foot buffer on the west property line where five feet is required at 1148 South Maryland Parkway as long as all previously imposed conditions of approval for SDR-29426 and all other subsequent site-related actions are ultimately complied with.

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

EOT-40110 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER:

ROBERT LAWSON - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-29426) FOR A PROPOSED 3,132 SQUARE-FOOT TWO-STORY PROFESSIONAL OFFICE WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT BUFFER ON THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED, A SIX-FOOT BUFFER ON THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT BUFFER ON THE WEST PROPERTY LINE WHERE FIVE FEET IS REQUIRED on 0.17 acres at 1148 South Maryland Parkway (APN 162-03-514-021), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).

CITY COUNCIL: **DECEMBER 15, 2010**

CASE PLANNER: **DEBBIE SULLIVAN**



CONSENT

Comments Due: **NOVEMBER 18, 2010**

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

LIST COMMENTS BELOW:

Report Date 11/01/2010 06:11 PM

Submitted By

Page 1

A/P # 40110 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	10/28/2010 15:30	983052	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

EOT-40110 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: ROBERT LAWSON - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-29426) FOR A PROPOSED 3,132 SQUARE-FOOT TWO-STORY PROFESSIONAL OFFICE WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT BUFFER ON THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED, A SIX-FOOT BUFFER ON THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT BUFFER ON THE WEST PROPERTY LINE WHERE FIVE FEET IS REQUIRED on 0.17 acres at 1148 South Maryland Parkway (APN 162-03-514-021), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).

Parent A/P # 29426
Project # 40110 Project/Phase Name 1148 MARYLAND PARKWAY Phase #
Size/Area 0.27 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16203514021

Location

Owner/Tenant

Contact ID AC1419548 Name LAWSON ROBERT
Mailing Address 1212 S CASINO CTR BLVD Organization ADAMS ROBERT
City LAS VEGAS State/Province NV
ZIP/PC 89104-1016 Country ☐ Foreign
Day Phone (702)474-4102 x Evening Phone
Fax (702)474-4137 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

1148 S MARYLAND PKWY
LAS VEGAS, 89104-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

Report Date 11/01/2010 06:11 PM

Submitted By

Page 2

A/P Linked Parcels

16203514021

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1419548 ☐ Foreign
Effective
Name LAWSON ROBERT
Day Phone (702)474-4102 x Eve Phone Organization ADAMS ROBERT
Pager PIN # Position
Fax (702)474-4137 Mobile Profession
E-Mail
Address 1212 S CASINO CTR BLVD
LAS VEGAS, NV 89104-1016
Seasonal Addr
Valid From To
Comments No Comments

Primary Y Capacity OTHER Other REP Contact ID AC817940 ☐ Foreign
Effective
Name APTUS ARCHITECTURE
Day Phone (702)839-1200 x Eve Phone Organization
Pager PIN # Position
Fax (702)839-1213 Mobile Profession
E-Mail
Address 1200 S 4TH ST
SUITE 206
LAS VEGAS, NV 89104
Seasonal Addr

Valid From To
Comments rochelle wallis - 839-1200

Contractors

No Contractors

Project # A/P Type Status Stage Relation

No children exist for this project

Planning Condition Description Effective Expire Comments

There is no planning condition for this project.

Report Date 11/01/2010 06:11 PM

Submitted By

Page 3

EXTENSION OF TIME

Y Will this go to the City Council?

Y Will this go DIRECTLY to City Council?

Parent Application Type SDR

Hearing Type

Parent Project # 29426

Public, Non-Public or Admin? NON-PUBLIC

Staff Recommendation

Meeting Information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by	Modified Date	YES Votes	NO Votes	ABSTENTIONS
12/15/2010	CC	SCHEDULED		0	0	0
FSDLIS	10/28/2010					

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

No children exist for this project

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

Log Action	Description	Entered By	Start	Stop	Hours
Comments	PAYMNT CO NAME WHD PICKED UP CDNTACT# ROCHELLE WALLIS, 702.839.1200, APTUS CK 6292 (40110-112)	970040	10/28/2010 16:00		0.00



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time
 Project Address (Location) 1148 Maryland Parkway
 Project Name 1148 Maryland Parkway Proposed Use Office
 Assessor's Parcel #(s) 162-03-514-021 Ward # 3 - Reese
 General Plan: existing P-R proposed P-R Zoning: existing P-R proposed P-R
 Commercial Square Footage 3,132 gsf Floor Area Ratio 27.8%
 Gross Acres 0.27 Lots/Units 1 Density _____
 Additional Information _____

PROPERTY OWNER Robert Lawson Contact Robert Lawson
 Address 601 South 10th Street, Suite 101 Phone: (702) 474-4102 Fax: (702) 474-4137
 City Las Vegas State NV Zip 89101
 E-mail Address _____

APPLICANT Robert Lawson Contact Robert Lawson
 Address 601 South 10th Street, Suite 101 Phone: (702) 474-4102 Fax: (702) 474-4137
 City Las Vegas State NV Zip 89101
 E-mail Address _____

REPRESENTATIVE APTUS Contact Rochelle Wallis
 Address 1200 South 4th Street, Suite 206 Phone: (702) 839-1200 Fax: (702) 839-1213
 City Las Vegas State NV Zip 89104
 E-mail Address rochelle@aptusgroup.com

Property Owner Signature* Robert Lawson

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

Print Name Robert Lawson

Subscribed and sworn before me

This 26th day of October, 20 10.

Charlene Gonzales

Notary Public in and for said County and State

Revised 10/27/08



NOTARY PUBLIC
 CHARLENE GONZALES
 STATE OF NEVADA - COUNTY OF CLARK
 MY APPOINTMENT EXP. JUNE 22, 2012
 No: 04-89870-1

FOR DEPARTMENT USE ONLY

Case # EOT-42110
 Meeting Date: 12-15/10
 Total Fee: 300
 Date Received: 10.28.10
 Received By: FS

*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:\depo\Application Packet\Application Form.pdf



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-40110** APN: 162-03-514-021

Name of Property Owner: Robert Lawson

Name of Applicant: Robert Lawson

Name of Representative: Robert Lawson

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: Robert Lawson

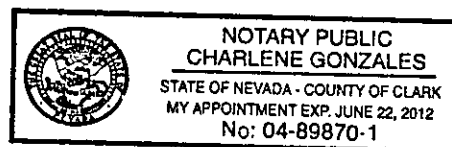
Print Name: Robert Lawson

Subscribed and sworn before me

This 26th day of October, 2010

Charlene Gonzales

Notary Public in and for said County and State



RECEIVED

OCT 28 2010



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER



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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

December 8, 2008

Mr. Robert Lawson
1212 Casino Center Boulevard
Las Vegas, Nevada 89104

RE: SDR-29426 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 5, 2008
RELATED TO VAR-29428 AND VAR-29430

Dear Mr. Lawson:

The City Council at a regular meeting held November 5, 2008 APPROVED the request for a Site Development Plan Review FOR A proposed 3,132 SQUARE-FOOT TWO-STORY PROFESSIONAL OFFICE WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT BUFFER ON THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED, A SIX-FOOT BUFFER ON THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT BUFFER ON THE WEST PROPERTY LINE WHERE FIVE FEET IS REQUIRED on 0.17 acres at 1148 South Maryland Parkway (APN 162-03-514-021), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking). The Notice of Final Action was filed with the Las Vegas City Clerk on November 6, 2008. This approval is subject to:

Planning & Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-15411) and Variances (VAR-29428 and VAR-29430) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan date-stamped 09/04/08 and the landscape plan and building elevations date stamped 08/12/08, except as amended by conditions herein.
4. Waivers from Title 19.12.030 have been approved to allow landscape buffers of zero feet on the east property line where 15 feet is required, six feet on the south where 15 feet is required, and zero feet on the west property line where five feet is required.

RECEIVED

OCT 28 2010

EOT-40110

City of Las Vegas

5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: one additional 24-inch box tree shall be provided to meet the parking lot tree requirements.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. A perimeter wall at least six feet in height and meeting all requirements of Title 19.12.075 shall be provided where the subject site is adjacent to residentially zoned property.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Mr. Robert Lawson
SDR-29426 – Page Two
December 8, 2008

Public Works

14. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
15. The driveway shall be constructed per Standard Drawing #224.
16. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. Landscape and maintain all unimproved rights-of-way on Jessica Avenue and Maryland Parkway adjacent to this site.
18. Submit an Encroachment Agreement for all landscaping, if any, located in the Jessica Avenue and Maryland Parkway public rights-of-way adjacent to this site prior to occupancy of this site.
19. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

Sincerely,



Angela Crolli
Senior Deputy City Clerk for
Vicky Darling, Acting City Clerk

cc: Mr. Stephen Quinn
Precision Construction
1821 Western Avenue
Las Vegas, Nevada 89102

Mr. James Kemp
APTUS Architecture
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104

EOT-40110

October 28, 2010

City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, Nevada 89101

RE: **APN: 162-03-514-021**
Subject: EOT – Extension of Time

Architecture

To Whom it May Concern:

Engineering

We respectfully submit this request for an Extension of Time on behalf of our client, Robert Lawson, for the property located at 1148 Maryland Parkway. The intended use for the property is "Professional Office," and the current General Plan designation for this parcel is "Professional Offices and Parking (P-R)".

Planning

Interiors

Landscape

The applications for which we are requesting extensions are as follows:
SDR-29426
VAR-29428
VAR-29430

We are requesting an extension of time for one year. This project has been submitted to the city of Las Vegas for building permits, however in light of the economic situation the owner has had difficulty obtaining financing. Mr. Lawson continues to work hard at obtaining financing as he would truly like to build this project not only for himself but also for the community.

We respectfully request the above extensions of time to give Mr. Lawson more time to make this project a reality. Should you require any further information, please do not hesitate to contact me.

Respectfully Submitted, 

Rochelle Wallis, AIA
APTUS

Las Vegas
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

Riverside
3750 Sante Fe Avenue
Suite 106
Riverside, California 92507
P 951.823.0555
F 951.823.0550

RECEIVED

OCT 28 2010

City of Las Vegas

EOT-40110

(4), 2
20070709-0004721

Fee: \$15.00 RPTT: \$1,785.00
N/C Fee: \$0.00

07/09/2007 15:06:05
T20070121835

Requestor:
NATIONAL TITLE COMPANY

Debbie Conway JJF
Clark County Recorder Pgs: 4

A.P.N. #	162-03-514-021
Escrow No.	274591JZ
R.P.P.T.	\$1,785.00
Recording Requested By:	
National Title Co	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Robert Lawson	
1212 S. CASINO STR BLVD.	
LAS VEGAS, NV. 89104	

14

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Michelle Zamora for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to

ROBERT LAWSON, A MARRIED MAN AND ROBERT ADAMS, A MARRIED MAN, AS JOINT TENANTS

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

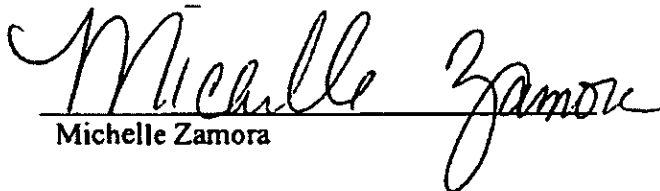
Lot Twenty-four (24) in Block Seven (7) of HUNTRIDGE SUBDIVISION TRACT NO. 2, as shown by map thereof on file in Book 2 of Plats, Page 37, in the Office of the County Recorder of Clark County, Nevada.

SUBJECT TO:

1. Taxes for fiscal year 2007-08;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 7/6/07


Michelle Zamora

RECEIVED

OCT 23 2010

City of Las Vegas

State of Nevada

} ss.

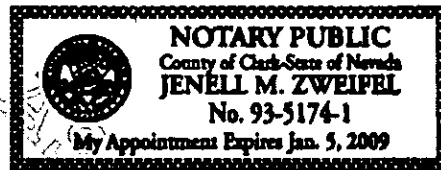
County of Clark

This instrument was acknowledged before me on 7/6/07

by: Michelle Zepeda

Signature:

Jenell M. Zweifel
Notary Public



FOR UP
COPY

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 162-03-514-021
b) _____
c) _____
d) _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument No. _____
Book _____ Page _____
Date of Recording: _____
Notes: _____

2. Type of Property

- a) ☐ Vacant Land b) ☐ Single Family Residence
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apartment Bldg. f) ☒ Commercial/Industrial
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property) (\$350,000.00)
Transfer Tax Value \$350,000.00
Real Property Transfer Tax Due: \$1,785.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the 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: Michelle Zamora Capacity: _____ Grantor
Michelle Zamora

Signature: Robert Adams Capacity: _____ Grantee
Robert Adams

SELLER (GRANTOR) INFORMATION

Print Name: Michelle Zamora
Address: 1570 S. Tenaya
City/State/Zip: Las Vegas NV 89117

BUYER (GRANTEE) INFORMATION

Print Name: ROBERT ADAMS
Address: 2113 MISTLE THORSH DR.
City/State/Zip: N. LAS VEGAS NV 89084

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: National Title Co Escrow No 2745911Z
Address: 7251 West Lake Mead Blvd, Ste 350
City Las Vegas State: NV Zip 89128

4781
cont'd

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 162-03-514-021
b) _____
c) _____
d) _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument No. _____
Book _____ Page _____
Date of Recording: _____
Notes: _____

2. Type of Property

- a) ☐ Vacant Land b) ☐ Single Family Residence
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apartment Bldg. f) ☒ Commercial/Industrial
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property) (\$350,000.00)
Transfer Tax Value \$350,000.00
Real Property Transfer Tax Due: \$1,785.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the 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: Michelle Zamora Capacity: _____ Grantor
Michelle Zamora

Signature: Robert Adams Capacity: _____ Grantee
Robert Adams

SELLER (GRANTOR) INFORMATION

Print Name: Robert Lawson
Address: 2112 Las Vegas
City/State/Zip: Las Vegas NV

BUYER (GRANTEE) INFORMATION

Print Name: ROBERT ADAMS
Address: 2113 MUSTIE THRUSH DR.
City/State/Zip: NV LAS VEGAS NV 89084

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: National Title Co Escrow No 27459112
Address: 7251 West Lake Mead Blvd, Ste 350
City Las Vegas State: NV Zip 89128

4721