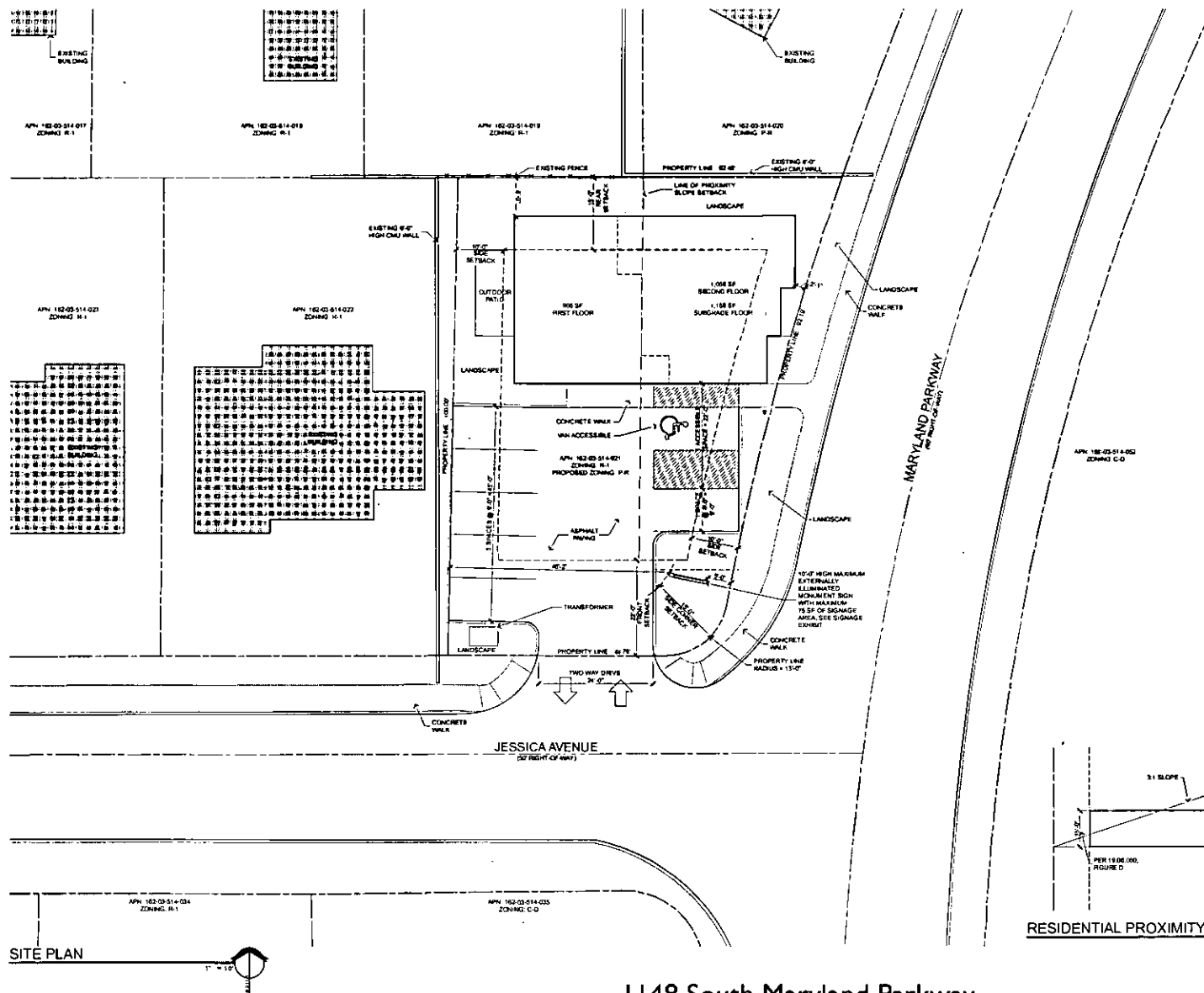


SITE DATA		10-00-44-007	
PLACE, NUMBER		CITY OF LAS VEGAS - 89144	
JURISDICTION		R-1	
EXISTING ZONING		R-1	
PROPOSED ZONING		R-1	
PROPOSED USE		OFFICE	
SITE AREA		7.484.3 NET SQUARE FEET 0.17 NET ACRES	
		10.881 GROSS SQUARE ACRES	
		0.27 GROSS ACRES	
BETWEEN - (BUILDING)			
	REQUIRED	PROVIDED	
FRONT	35'-0"	35'-0"	
CONER	15'-0"	15'-0"	
SIDE	15'-0"	15'-0"	
STREET SIDE	15'-0"	21'-0"	
REAR	15'-0"	0'-0"	
MAX HEIGHT		35'-0"	
ACTUAL HEIGHT		22'-0"	
.5:1 COVERAGE ALLOWED		.50%	
ACTUAL LOT COVERAGE		28.4%	
<u>BUILDING INFORMATION</u>			
CODE		2006 INTERNATIONAL BUILDING CODE	
CONSTRUCTION TYPE		V-B	
OCCUPANCY		V-B	
NET SQUARE FEET PROVIDED		150,000	
BUILDING AREAS			
OFFICE		2,100 SF	
RECEPTION		200 SF	
STORAGE		100 SF	
CIRCULATION		200 SF	
WATER CLOSET		200 SF	
TOTAL SQUARE FOOTAGE		2,800 SF	
<u>PARKING AREA</u>			
	REQUIRED	PROVIDED	
BUILDING AREA	2,800 SF @ 1,000 = 1.8	1	
OFFICE		1	
RECEPTION	2,000 SF @ 1,000 = 1.3	1	
STORAGE	100 SF @ 1,000 = 0.1	0	
CIRCULATION	100 SF @ 1,000 = 0.1	0	
WATER CLOSET	100 SF @ 1,000 = 0.1	0	
TOTAL VEHICLE SPACES PROVIDED		2	
WATERCLOSET SPACES PROVIDED		0	
TOTAL PARKING		2	
LANDING ZONE	NOT APPLICABLE	1	
<u>LANDSCAPE BUFFERS</u>			
	REQUIRED	PROVIDED	
FRONT	15'-0"	0'-0"	
CONER	15'-0"	0'-0"	
SIDE	15'-0"	0'-0"	
STREET SIDE	15'-0"	21'-0"	
REAR	15'-0"	0'-0"	
SITE PLAN			

RESIDENTIAL PROXIMITY SLOPE $r^2 = .29$

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APTUS Architecture
 1200 Smith Ave. Suite
 Suite 206
 Los Angeles, CA 90044
 P 310.839.1200
 F 310.839.1212

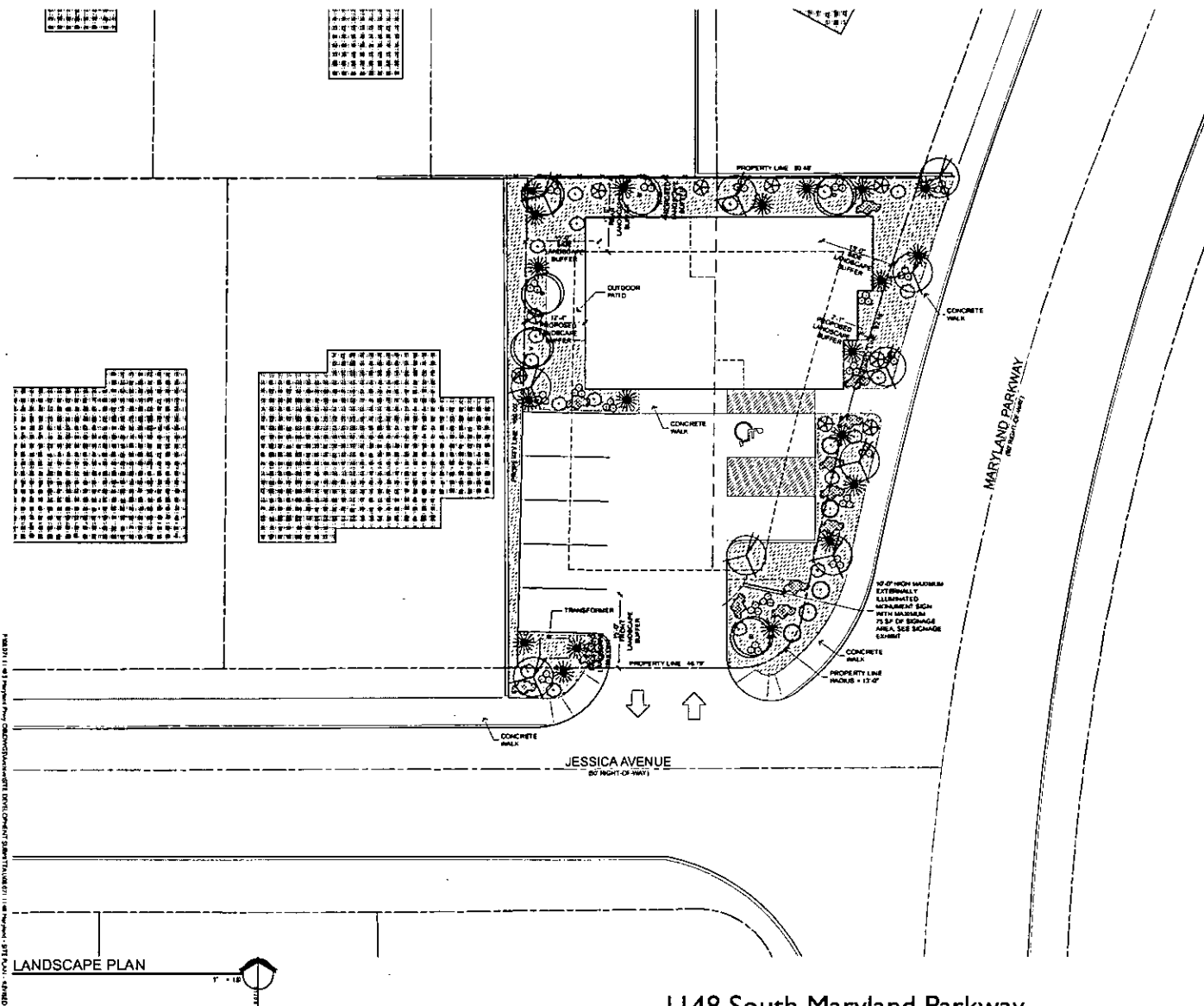
City of Las Vegas SDC Submittal

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OCT 28 2010

City of Las Vegas

EOT-40112



LANDSCAPE SCHEDULE					
PLANTS	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT X WIDTH	QTY
	MEXICAN PALO VERDE	pereskia aculeata	24" Bar	40' x 40'	5
	SHRESTING ACACIA	acacia shrestingii	24" Bar	20' x 25'	5
	TEXAS RANGER	leucophyllum frutescens	5 gal	6' x 6'	8
	DESERT CANNA	canna	5 gal	6' x 6'	18
	MEXICAN SAGE	salvia leucantha	5 gal	2' x 2'	21
	PROSTRATE ROSEMARY	rosmarinus prostratus	5 gal	4' x 4'	11
	TRAILING LANTANA	lantana montevidensis	5 gal	2' x 3'	5
	MORMON TEA	olea	5 gal	2' x 2'	21
ROCK MULCH	COMMON NAME	COLOR	SIZE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STANDARD COLORS	
	CRUSHED GRANITE		1/2" aggregate	MINIMUM 2" DEEP	

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

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City of Las Vegas

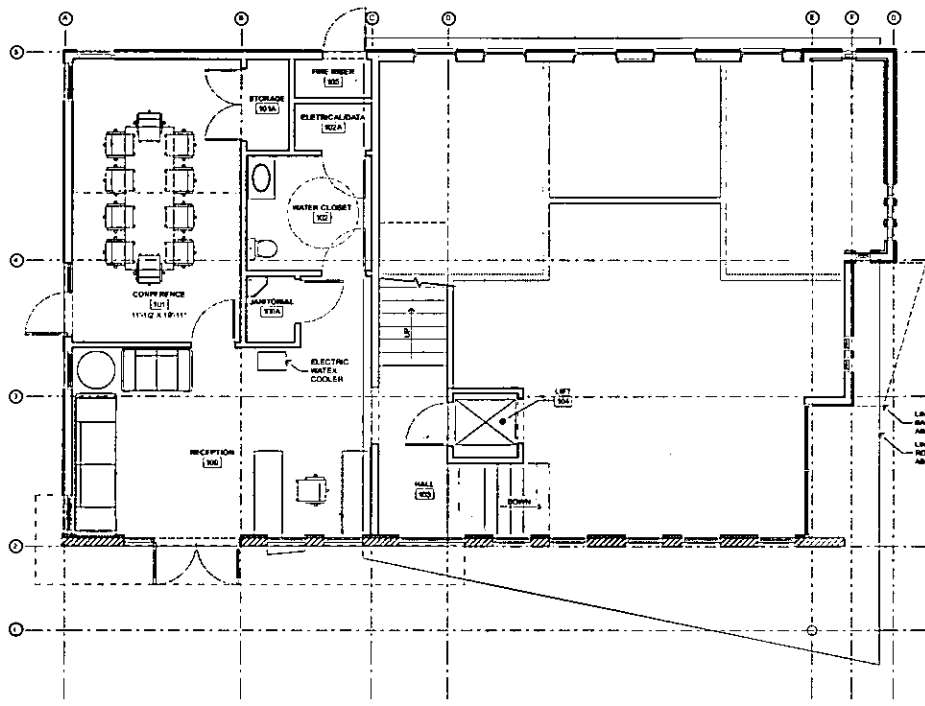
PLANTING PLAN

L100

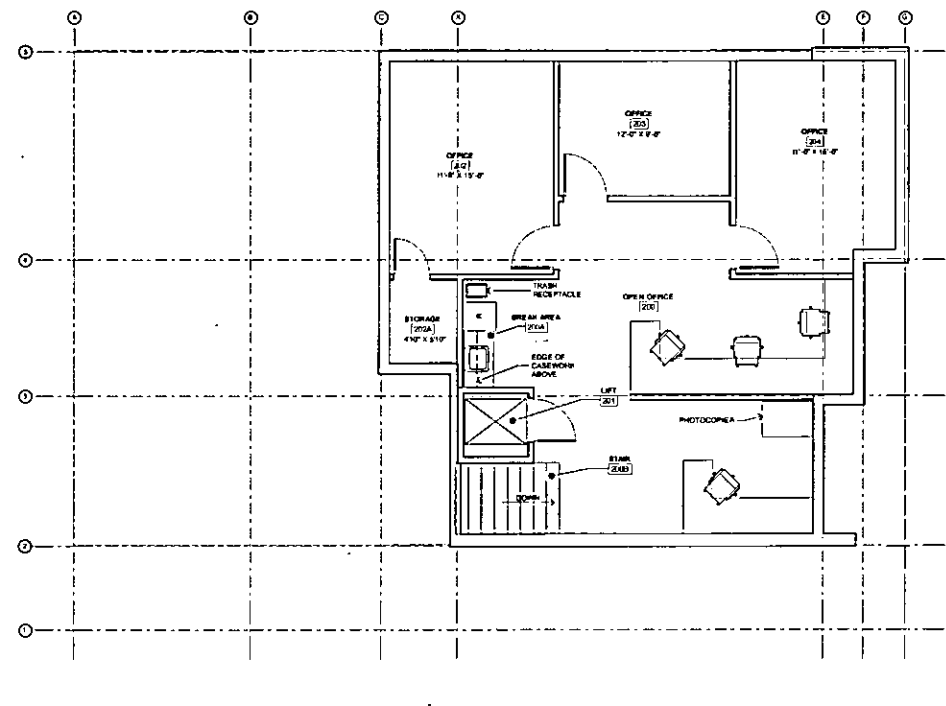
1148 South Maryland Parkway

EOT-40112

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 APTUS Architecture
 7200 South 4th Street
 Suite 200
 Las Vegas, Nevada 89104
 P 702.835.1200
 F 702.835.1212



FIRST FLOOR PLAN



SUBGRADE FLOOR PLAN

BUILDING SQUARE FOOTAGES

BUILDING AREAS:	
OFFICE	2,136 SF
RECEPTION	228 SF
STORAGE	180 SF
CIRCULATION	248 SF
WATER CLOSET	80 SF
TOTAL SQUARE FOOTAGE	2,772 SF

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

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 APTUS Architecture
 1300 South 44 Street
 Suite 100
 Las Vegas, Nevada 89104
 702.839.1300
 702.839.1212

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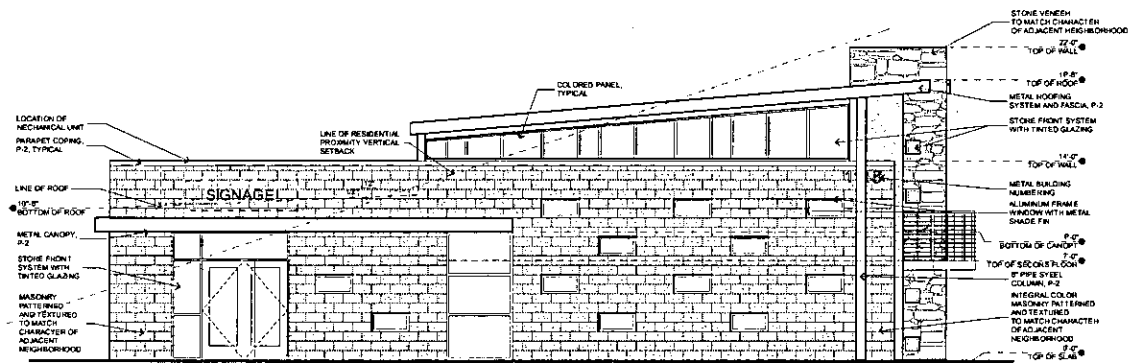
OCT 28 2010

City of Las Vegas EOT-40112

FIRST FLOOR
 PLAN AND
 SUBGRADE
 FLOOR PLAN

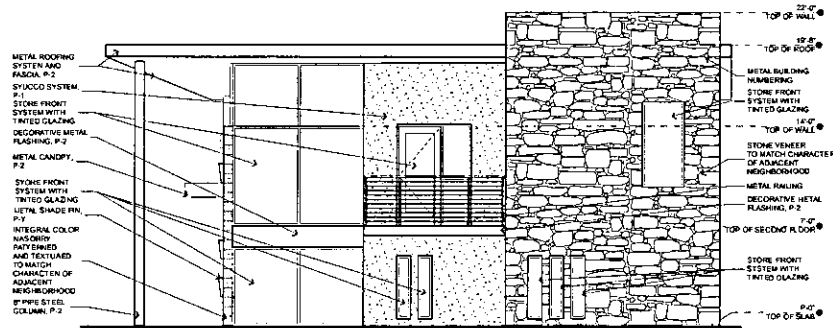
A100

08/01/11 1148 South Maryland Parkway



SOUTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

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

BUILDING
ELEVATIONS

A200

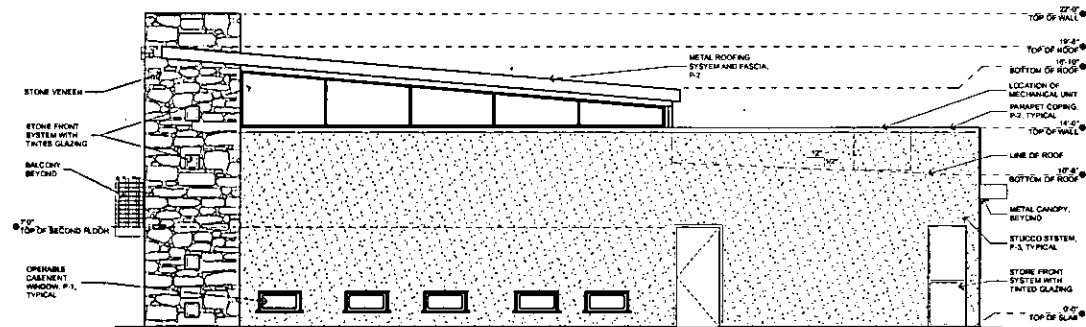
08/27/11 1148 South Maryland Parkway

RECEIVED

OCT 28 2010

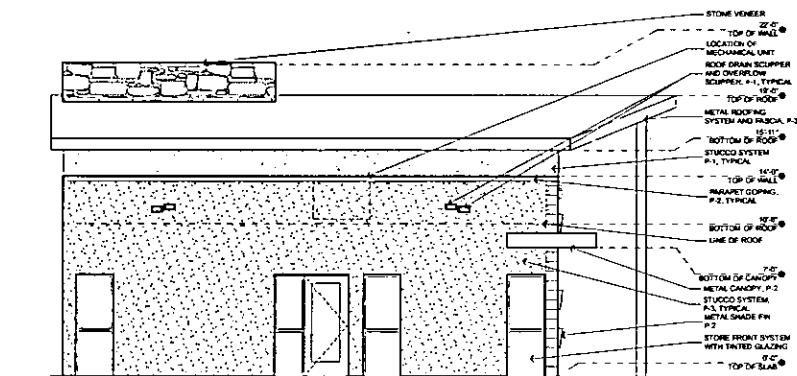
City of Las Vegas

EOT-40112



NORTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

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

BUILDING
ELEVATIONS

A201

09/21 1148 South Maryland Parkway

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OCT 28 2010

City of Las Vegas

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1200 South Las Vegas
Suite 200
Las Vegas, Nevada 89104
702.891.1200
702.891.1212

City of Las Vegas SDR Submittal 08.12.08



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-40112-EXTENSION OF TIME-VARIANCE
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 Variance (VAR-29428) TO an Extension of Time of a previously approved Variance (VAR-29430) TO ALLOW SEVEN PARKING SPACES WHERE 11 ARE REQUIRED on 0.17 acres at 1148 South Maryland Parkway (APM 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 Variance (VAR-29430) shall expire on November 5, 2012 unless another extension of time is approved by the City Council.
2. Conformance to the conditions of approval of Variance (VAR-29430) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

A handwritten signature in black ink, appearing to read "Lean Coleman".

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

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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09



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 29, 2010

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

**RE: EOT-40112 - EXTENSION OF TIME - VARIANCE
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,

M. 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. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *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: November 3, 2010
Re: **EOT-40112** Robert Lawson 1148 S. Maryland Pkwy.
Request for an Extension of Time of a previously approved Variance (VAR-29430)

COMMENTS:

We have no comment on the Request for an Extension of Time application of an approved Variance which allowed seven parking spaces where 11 are required for property located at 1148 South Maryland Parkway as long as all previously imposed conditions of approval for VAR-29430 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-40112 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: ROBERT LAWSON -
Request for an Extension of Time of a previously approved Variance (VAR-29430) TO ALLOW SEVEN
PARKING SPACES WHERE 11 ARE REQUIRED on 0.17 acres at 1148 South Maryland Parkway (APM 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 # 40112 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	10/28/2010 15:36	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- EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: ROBERT LAWSON - Request for an Extension of Time of a previously approved Variance (VAR-29430) TO ALLOW SEVEN PARKING SPACES WHERE 11 ARE REQUIRED on 0.17 acres at 1148 South Maryland Parkway (APM 162-03-514-021), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).

Parent A/P # 29430
Project # 40112 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 Organization ADAMS ROBERT
Mailing Address 1212 S CASINO CTR BLVD State/Province NV
City LAS VEGAS Country ☐ Foreign
ZIP/PC 89104-1016
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

16203514021

Report Date 11/01/2010 06:11 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1419548 ☐ Foreign
Effective
Name LAWSON ROBERT Expire
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 Expire
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 VAR

Hearing Type

Parent Project # 29430

Public, Non-Public or Admin? NON-PUBLIC

Staff Recommendation

Meeting Information

Meeting Grid
Meeting Date
Comments
Added By

Meeting Type

Meeting Status

YES Votes

NO Votes

ABSTENTIONS

Add Date

Modified by

Modified Date

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
Comments

Description

Entered By

Start

Stop

Hours

PAYMNT CD NAME WHO PICKED UP CONTACT# 970040
RDCHELLE WALLIS, 702.839.1200, APTUS CK 6292 (40110-112)

10/28/2010 16:01

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

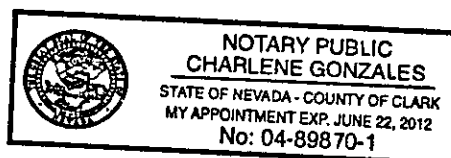
Subscribed and sworn before me

This 26th day of October, 20 10

Charlene Gonzales

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # 40112
 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:\depot\Application Packet\Application Form.pdf

**PLANNING & DEVELOPMENT DEPARTMENT****STATEMENT OF FINANCIAL INTEREST**Case Number: **EOT-40112** APN: 162-03-514-021Name of Property Owner: Robert LawsonName of Applicant: Robert LawsonName 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.

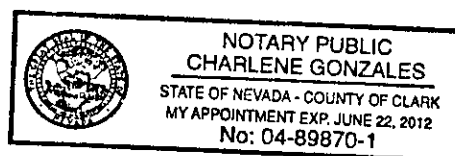
City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Robert LawsonPrint Name: Robert Lawson

Subscribed and sworn before me

This 26th day of October, 20 10Charlene Gonzales
Notary Public in and for said County and State

OCT 28 2010

City of Las Vegas

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, c



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

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City of Las Vegas

EOT-40112



LAS VEGAS CITY COUNCIL

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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

November 7, 2008

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

RE: VAR-29430 - VARIANCE
CITY COUNCIL MEETING OF NOVEMBER 5, 2008
RELATED TO VAR-29428 AND SDR-29426

Dear Mr. Lawson:

The City Council at a regular meeting held November 5, 2008 APPROVED the request for a Variance TO ALLOW SEVEN PARKING SPACES WHERE 11 ARE 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), Variance (VAR-29428) and Site Development Plan Review (SDR-29426) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

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 4th Street, Suite #206
Las Vegas, Nevada 89104

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EOT-40112

OCT 28 2010

City of Las Vegas

(4), 2

20070709-0004721

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 CTR. BLD.	
LAS VEGAS, NV. 89104	

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

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:

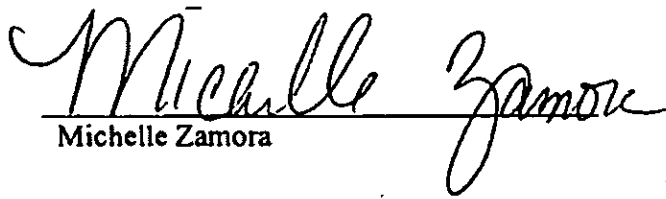
Lot Twenty-four (24) in Block Seven (7) of HUNTRIDGE SUBDIVISION TRACT NO. 2, as shown by map thereof on file in Book 2 of Plats, Page 37, in the Office of the County Recorder of Clark County, Nevada.

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 28 2010
City of Las Vegas

State of Nevada

}
} ss.

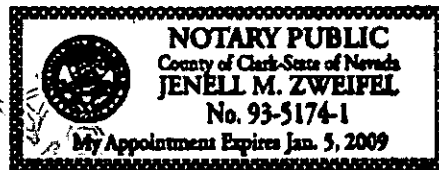
County of Clark

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

by: Michelle Zimara

Signature:

Jenell M. Zweifel
Notary Public



VESSOR'S 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

_____ \$350,000.00
Deed in Lieu of Foreclosure Only (Value of Property) (_____)
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

Signature: _____

Robert Adams

Capacity: _____

Grantee

SELLER (GRANTOR) INFORMATION

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

BUYER (GRANTEE) INFORMATION

Print Name: ROBERT ADAMS
Address: 3113 MYSTIC THRESH 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

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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
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3. Total Value/Sales Price of Property

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Transfer Tax Value _____ \$350,000.00
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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

Signature: Robert Adams Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION

Print Name: Robert Lawson
Address: 4112 12th St. Las Vegas
City/State/Zip: Las Vegas NV

BUYER (GRANTEE) INFORMATION

Print Name: ROBERT ADAMS
Address: 2113 MUSTIE THRUH 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 2745911Z
Address: 7251 West Lake Mead Blvd, Ste 350
City Las Vegas State: NV Zip 89128

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