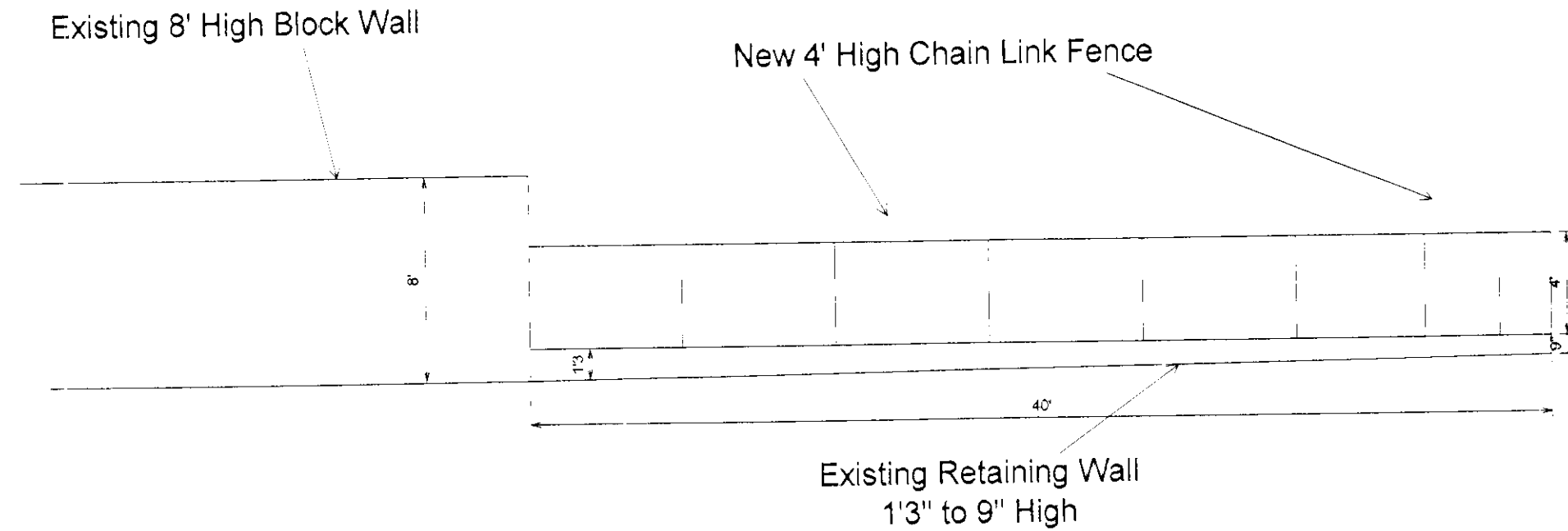
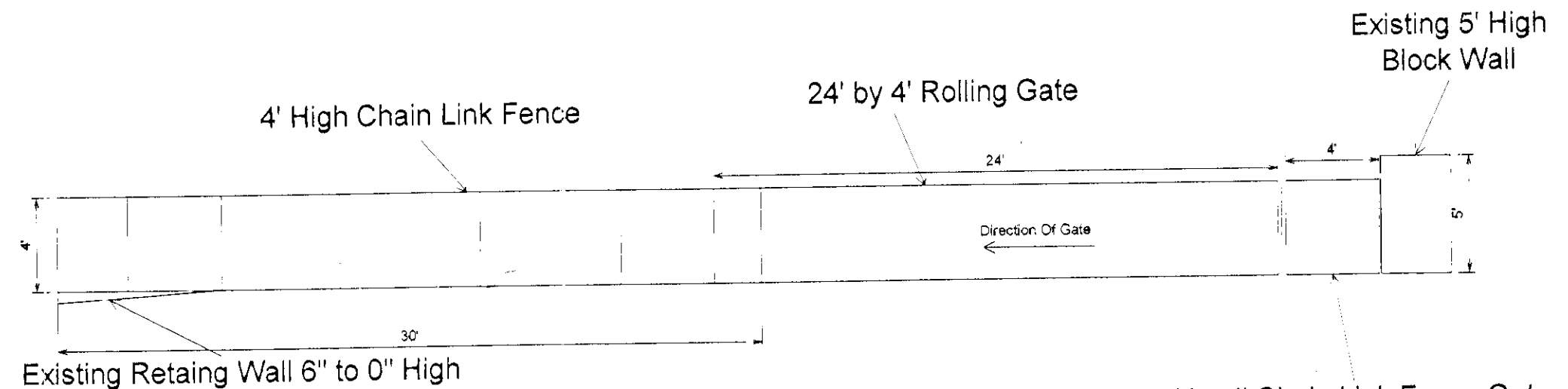






**EAST FENCE ELEVATION**  
SCALE 1/8" = 1'

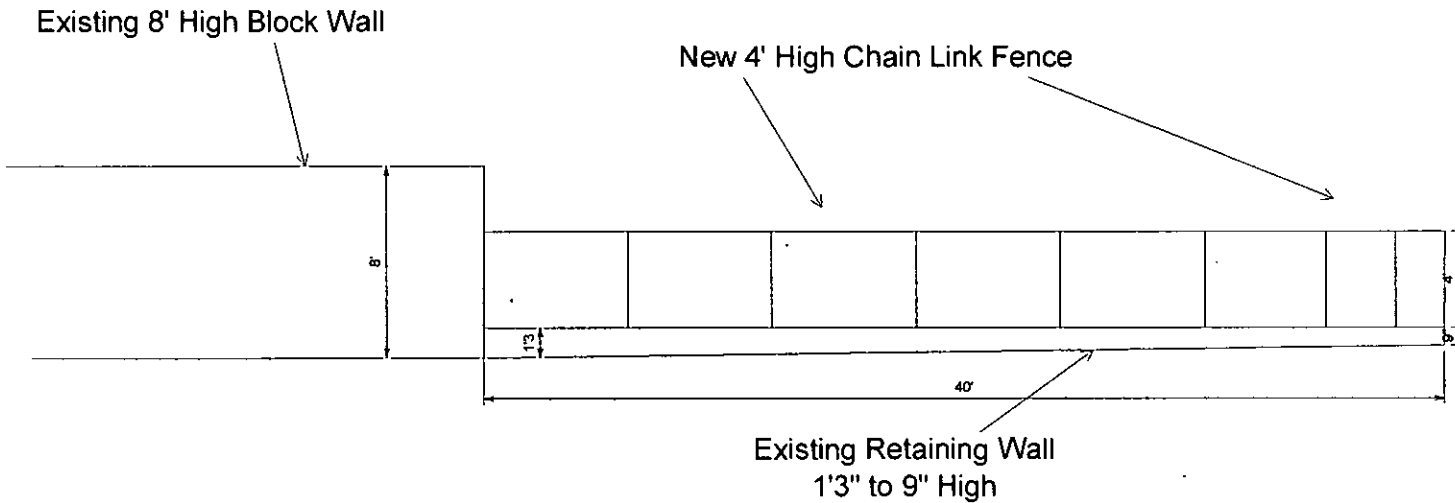


**NORTH FENCE ELEVATION**  
SCALE 1/8" = 1'

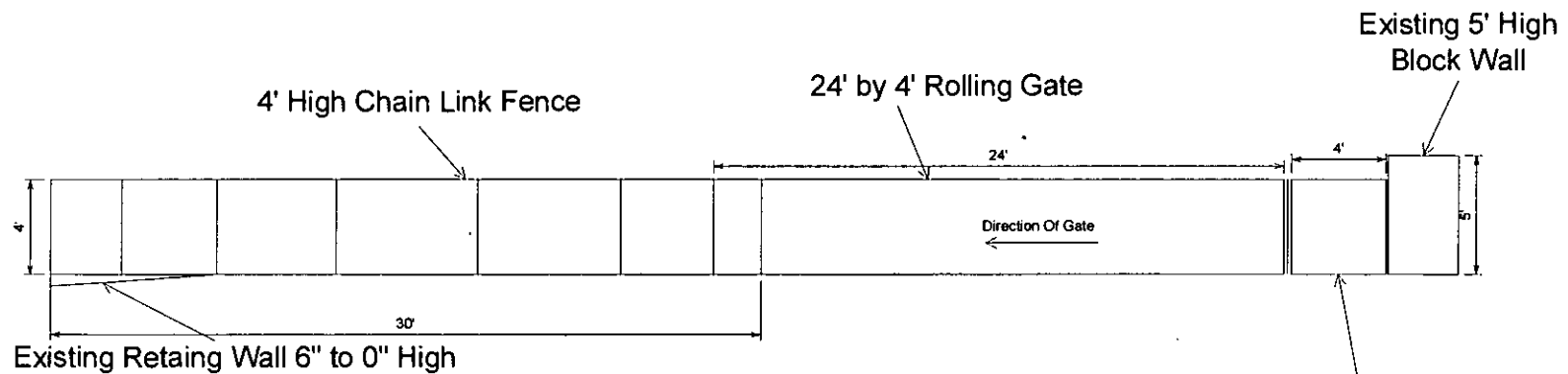
4' by 4' Chain Link Fence Gate  
Swings In Towards Property

NOV 11 2010

**SDR-40196**



**EAST FENCE ELEVATION**  
SCALE 1/8" = 1'

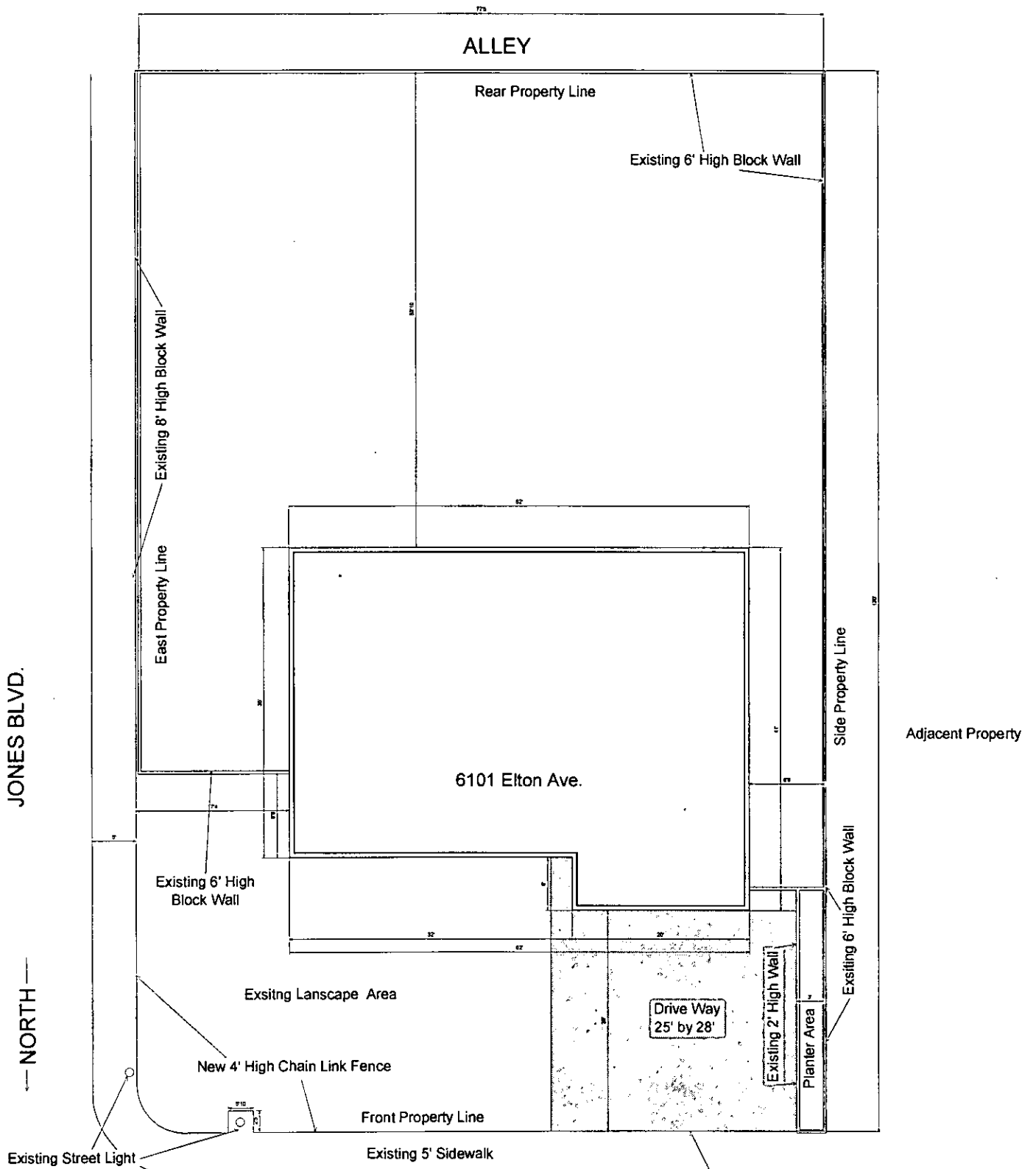


**NORTH FENCE ELEVATION**  
SCALE 1/8" = 1'

4' by 4' Chain Link Fence Gate  
Swings In Towards Property

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**SDR-40196**



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DEC 03 2010

ELTON AVE.

24' Rolling Chain Link Fence Gate

SITE PLAN  
6101 ELTON AVE.  
SCALE 1/16" = 1'

**SDR-40196**  
**REVISED**

|                            |    |                                                                                                                                  |  |                                                                                    |
|----------------------------|----|----------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------|
| Pre-Application Conference |    | <p align="center"><b>CITY OF LAS VEGAS</b><br/> <b>Planning &amp; Development Department</b><br/> <b>SUBMITTAL CHECKLIST</b></p> |  |  |
| Item Required              |    |                                                                                                                                  |  |                                                                                    |
| YES                        | NO |                                                                                                                                  |  |                                                                                    |

## APPLICATION PACKET:

|                                     |                                     |                                                                                                                                            |                                                                                                                                                                                                                                    |
|-------------------------------------|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Application signed and notarized by <b>all</b> property owners or authorized agent(s)                                                      | <b>NOTES:</b><br>Visit the CLV website for blank application, SOFI & DINA forms @ <a href="http://www.lasvegasnevada.gov/">http://www.lasvegasnevada.gov/</a><br>(Follow - "I Want To..." -> "Apply for -> Planning Applications") |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Grant deed and legal description                                                                                                           |                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <b>Detailed</b> justification letter                                                                                                       |                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <b>Original</b> meeting notes and checklist(s) signed by planner                                                                           |                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Correct fee(s): \$ 500.00 (Application) + \$ 0.00 (Notification) + \$ 0.00 (Recordation) = \$ 500.00 Total                                 |                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Statement of Financial Interest (SOFI) signed and notarized by <b>all</b> property owners or authorized agent(s)                           |                                                                                                                                                                                                                                    |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Development Impact Notice and Assessment (DINA)                                                                                            |                                                                                                                                                                                                                                    |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project of Regional Significance (PRS)                                                                                                     |                                                                                                                                                                                                                                    |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Color & Materials Board per Site Development Plan Review Submittal Requirements                                                            |                                                                                                                                                                                                                                    |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Copy of Business Licenses: (Owner: <input type="checkbox"/> Applicant: <input type="checkbox"/> Representative: <input type="checkbox"/> ) |                                                                                                                                                                                                                                    |

## ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)

## SITE PLAN

|                                     |                          |                                                                           |                             |   |
|-------------------------------------|--------------------------|---------------------------------------------------------------------------|-----------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11" x 17" min. to 24" x 36" max. page size                                | Folded Plans:               | 6 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | North arrow, scale, and vicinity map                                      | Colored, Rolled Plans:      | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>All</b> property lines and present dimensions labeled                  | Reduced Copy (8-1/2x11 BW): | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>All</b> building setbacks labeled                                      | <b>NOTES:</b>               |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>All</b> adjacent existing land uses and street names labeled           |                             |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>All</b> points of ingress and egress shown                             |                             |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | ADA accessibility requirements shown/labeled                              |                             |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Parking standard(s) utilized:                                             |                             |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Parking space count and typical dimensions labeled                        |                             |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | # regular + [30% or less of total] # compact + # handicap = Total         |                             |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>All</b> free-standing sign locations shown and heights and sizes noted |                             |   |

## LANDSCAPE PLAN

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

## FENCE ELEVATIONS

|                                     |                          |                                                                 |                                                                                                 |   |
|-------------------------------------|--------------------------|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11" x 17" min. to 24" x 36" max. page size                      | Folded Plans:                                                                                   | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Scale and building dimensions labeled                           | Colored, Rolled Plans:                                                                          | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | North, south, east, and west elevations of <b>all</b> buildings | Reduced Copy (8-1/2x11 BW):                                                                     | 1 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>All</b> building materials and colors noted                  | <b>NOTES:</b> Photograph of the existing fence can be used in lieu of the wall elevation plans. |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8" x 10" photo of original color and material board             |                                                                                                 |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>All</b> wall sign locations shown and sizes noted            |                                                                                                 |   |

## FLOOR PLANS

|                          |                                     |                                            |                             |   |
|--------------------------|-------------------------------------|--------------------------------------------|-----------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 11" x 17" min. to 24" x 36" max. page size | Folded Plans:               | 0 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Scale and building dimensions labeled      | Rolled Plans:               | 0 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>All</b> building entrances/exits shown  | Reduced Copy (8-1/2x11 BW): | 0 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Use of <b>all</b> rooms noted/labeled      | <b>NOTES:</b>               |   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Maximum Occupancy (per I.B.C.)             |                             |   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Seating Capacity (where applicable)        |                             |   |

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

|                      |                                                                                  |                                 |                                                     |
|----------------------|----------------------------------------------------------------------------------|---------------------------------|-----------------------------------------------------|
| Owner / Applicant:   | Juergen Phillips                                                                 | Application Type:               | Site Development Plan Review                        |
| Representative:      |                                                                                  | Application Purpose:            | Site Plan Review for chain link fence at front yard |
| APN:                 | 138-35-515-001                                                                   | Site Location:                  | 6101 Elton Ave                                      |
| Planner's Signature: | <i>[Signature]</i> 10/20/10                                                      | Pre-App. Meeting Date:          | 10/20/10                                            |
| Planner:             | Romeo Gumarang, Planner I - 229-4604<br>Steve Swanton, Senior Planner - 229-4714 | Submittal Deadline:             | 11/02/10 - no later than 2:00 pm                    |
|                      |                                                                                  | Earliest PC / CC Meeting Dates: | 12/16/10 PC - 01/19/11 CC - Cycle 10                |

**RECEIVED**  
 NOV 09 2010



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](http://www.lasvegasnevada.gov)

December 7, 2010

Mr. Juergen Phillips  
6101 Elton Avenue  
Las Vegas, Nevada 89107

**RE: SDR-40196 - MINOR SITE DEVELOPMENT PLAN REVIEW  
ADMINISTRATIVE CYCLE - DECEMBER 2010**

Dear Mr. Phillips:

Your request for an administrative Site Development Plan Review TO ALLOW A FOUR-FOOT HIGH CHAIN LINK FENCE WITHIN THE FRONT YARD OF AN EXISTING SINGLE FAMILY DWELLING on 0.22 acres at 6101 Elton Avenue (APN 138-35-515-001), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department Staff has administratively **APPROVED** your request subject to the following:

**Planning and Development**

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for a wall and fence permit. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, and building elevations, date stamped 11/09/10, except as amended by conditions herein.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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



Mr. Juergen Phillips  
SDR-40196 - Page Two  
December 7, 2010

This action by the Planning and Development Department staff on December 7, 2010 is final unless a written appeal is filed with the Director of Planning and Development Department within ten days of the date of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Gebeke', with a long horizontal line extending to the right.

Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:clb

*City of Las Vegas***AGENDA MEMO****ADMINISTRATIVE MINOR REVIEW DATE: DECEMBER 2010****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: APPLICANT/OWNER: JUERGEN PHILLIPS**

---

**\*\* STAFF RECOMMENDATION(S) \*\***

| <i>CASE<br/>NUMBER</i> | <i>RECOMMENDATION</i>                             | <i>REQUIRED FOR<br/>APPROVAL</i> |
|------------------------|---------------------------------------------------|----------------------------------|
| SDR-40196              | Staff recommends APPROVAL, subject to conditions: | N/A                              |

**\*\* CONDITIONS \*\***

---

**SDR-40196 CONDITIONS**

---

**Planning and Development**

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for a wall and fence permit. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, and building elevations, date stamped 11/09/10, except as amended by conditions herein.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Staff Report Page One**  
**December 2010 - Administrative Minor Review**

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request for a Minor Site Development Plan Review for an existing four-foot high chain link fence at 6101 Elton Avenue. The property contains an existing single family residence, and a chain link fence was installed along the front and corner side property lines without a building permit. The proposed chain link fence is compatible with adjacent development and development in the area; therefore, staff is administratively approving this request with conditions.

**ISSUES**

- Pursuant to Title 19.12, chain link or open wire fencing is not an acceptable material for use as screen or perimeter walls, except as temporary construction fencing, unless otherwise approved as part of an overall development plan.

**BACKGROUND INFORMATION**

| <b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b> |                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 05/01/91                                                                  | The City Council approved a request for a Rezoning (Z-0026-91) of property located on both sides of Jones Boulevard, between Alta Drive and the Oran K. Gragson Highway, from R-1 (Single Family Residence), to P-R (Professional Offices and Parking). The Planning Commission and staff recommended denial.                           |
| 05/17/06                                                                  | The City Council approved a General Plan Amendment (GPA-12156) to amend a portion of the Southeast and a portion of the Southwest Sector Plan of the General Plan, from SC (Service Commercial), L (Low Density Residential) and M (Medium Density Residential), to O (Office). The Planning Commission and staff recommended approval. |
| 10/14/10                                                                  | A Code Enforcement case (#95409) was processed regarding fence and reroof without permit at 6001 Elton Avenue. The Code Enforcement case is currently active.                                                                                                                                                                           |

| <b><i>Most Recent Change of Ownership</i></b> |                                                |
|-----------------------------------------------|------------------------------------------------|
| 03/19/03                                      | A deed was recorded for a change in ownership. |

**Staff Report Page Two**  
**December 2010 - Administrative Minor Review**

| <b>Related Building Permits/Business Licenses</b> |                                                                                                                                                                        |
|---------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 08/06/65                                          | A building permit (#518) was issued for a Single Family Dwelling at 6101 Elton Avenue. The residence was completed on 12/28/65.                                        |
| 05/09/66                                          | A building permit (#33686) was issued for a six-foot high Concrete Masonry Wall along the east property line at 6101 Elton Avenue. The wall was completed on 07/06/66. |
| 06/28/66                                          | A building permit (#34294) was issued for a six-foot fence at the south and west property lines at 6101 Elton Avenue. The fence was completed on 07/06/66.             |
| 08/15/73                                          | A building permit (#12609) was issued for a Patio Cover at 6101 Elton Avenue. The patio was completed on 08/20/73.                                                     |
| 04/05/76                                          | A building permit (#1686) was issued for a Garage Conversion at 6101 Elton Avenue. The conversion was completed on 05/19/76.                                           |
| 06/21/76                                          | A building permit (#3289) was issued for a Freestanding Carport at 6101 Elton Avenue. The carport was completed on 06/22/76.                                           |

| <b>Pre-Application Meeting</b> |                                                                                                                                                                                                                                                                                                   |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10/20/10                       | A pre-application meeting was held with the applicant where elements of submitting a Site Development Plan Review were discussed. The applicant was notified that chain link fencing is an unacceptable material per Title 19.12.075 (H), unless approved as part of an overall development plan. |

| <b>Neighborhood Meeting</b>                                |  |
|------------------------------------------------------------|--|
| A neighborhood meeting was not required, nor was one held. |  |

| <b>Field Checks</b> |                                                                                                                                                                 |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11/09/10            | A site visit by staff noted a well maintained Single Family Residence. An existing chain link fence is located at the north and east perimeter of the property. |

| <b>Details of Application Request</b> |      |
|---------------------------------------|------|
| <b>Site Area</b>                      |      |
| Net Acres                             | 0.22 |

**Staff Report Page Three**  
**December 2010 - Administrative Minor Review**

| <b>Surrounding Property</b> | <b>Existing Land Use Per Title 19.04</b> | <b>Planned or Special Land Use Designation</b> | <b>Existing Zoning District</b>       |
|-----------------------------|------------------------------------------|------------------------------------------------|---------------------------------------|
| Subject Property            | Single Family, Detached                  | O (Office)                                     | P-R (Professional Office and Parking) |
| North                       | Office                                   | O (Office)                                     | P-R (Professional Office and Parking) |
| South                       | Single Family, Detached                  | L (Low Density Residential)                    | R-1 (Single Family Residential)       |
| East                        | Medical Office                           | O (Office)                                     | P-R (Professional Office and Parking) |
|                             | Single Family, Detached                  |                                                | R-1 (Single Family Residential)       |
| West                        | Single Family, Detached                  | O (Office)                                     | P-R (Professional Office and Parking) |

| <b>Master Plan Areas</b>                     | <b>Yes</b> | <b>No</b> | <b>Compliance</b> |
|----------------------------------------------|------------|-----------|-------------------|
| Master Plan Area                             |            | X         | N/A               |
| <b>Special Purpose and Overlay Districts</b> | <b>Yes</b> | <b>No</b> | <b>Compliance</b> |
| Special Purpose and Overlay Districts        |            |           |                   |
| A-O (Airport Overlay) District               | X          |           | Y                 |
| Trails                                       |            | X         | N/A               |
| Rural Preservation Overlay District          |            | X         | N/A               |
| Las Vegas Redevelopment Plan Area            |            | X         | N/A               |
| Development Impact Notification Assessment   |            | X         | N/A               |
| Project of Regional Significance             |            | X         | N/A               |

## ANALYSIS

The applicant is requesting that an existing four-foot tall chain link fence within the front yard area along Jones Boulevard and Elton Avenue be allowed to remain. The chain link fence includes a four-foot by 24-foot rolling gate and a four-foot by four-foot swinging gate towards the property. The applicant has indicated that there was a chain link fence in the front yard that was previously damaged by a passing vehicle and was then replaced without a building permit. The property is located within the Airport Overlay District with a 175-foot height restriction and the chain link fence conforms to the height restrictions. The property contains an existing single family dwelling and the fence allows visibility from street and is in scale with surrounding residential development; therefore, staff is administratively approving this request with conditions.

## **FINDINGS (SDR-40196)**

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The property contains an existing single family dwelling and the fence allows visibility from street and is in scale with surrounding residential development.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

This request is consistent with the requirements of Title 19.12.075, which requires chain link fencing to be approved as part of an overall development plan.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The site has access to Elton Avenue via a driveway, and the circulation does not negatively impact adjacent roadways or neighborhood traffic.

- 4. Building and landscape materials are appropriate for the area and for the City;**

Pursuant to Title 19.12, chain link or open wire fencing is not an acceptable material for use as screen or perimeter walls, unless otherwise approved as part of an overall development plan.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The existing fence is not unsightly or obnoxious, and is compatible with development in the area.

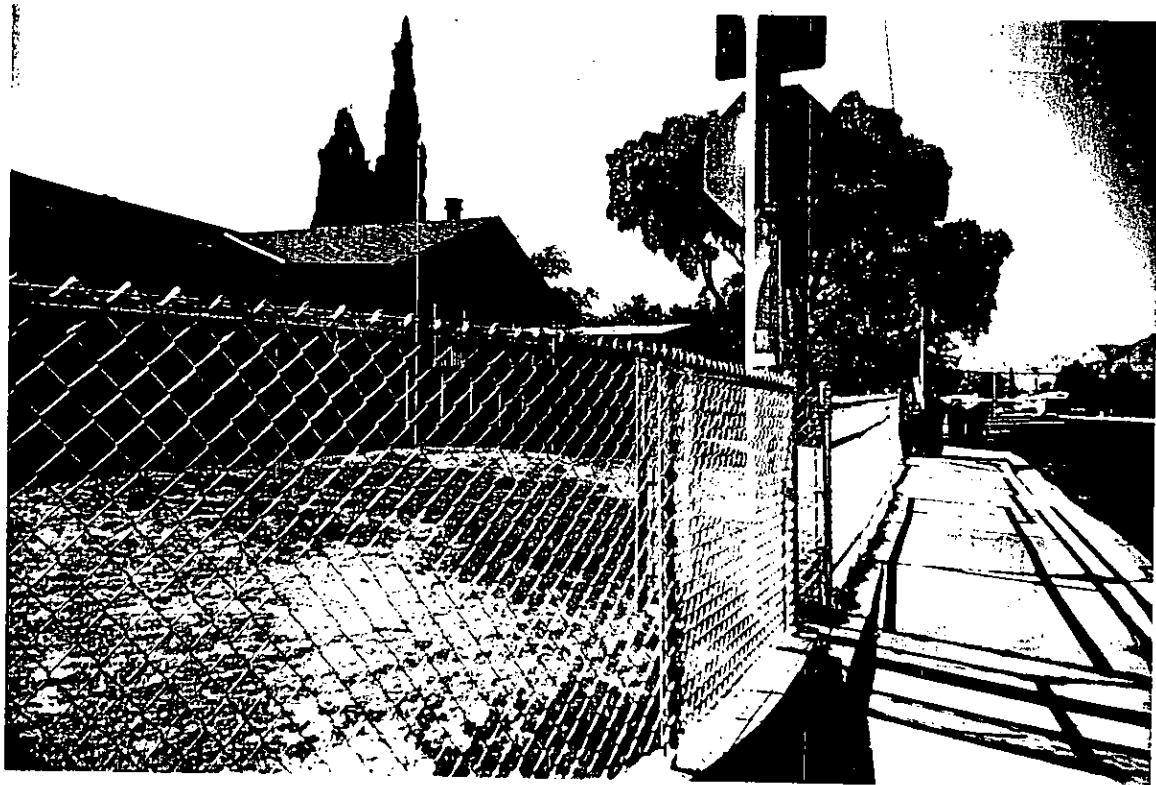
- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The proposed chain link fence is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety, and general welfare.

**Staff Report Page Five**  
**December 2010 - Administrative Minor Review**

**APPROVALS**                      0

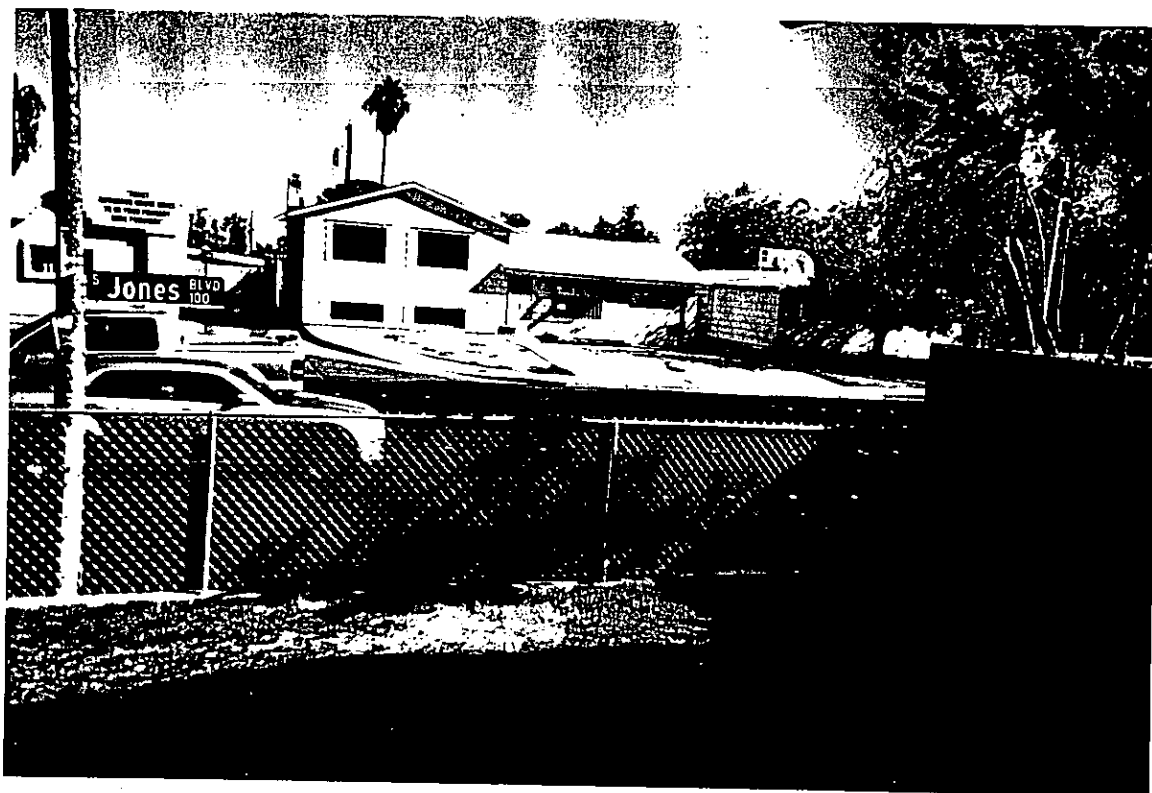
**PROTESTS**                      0



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SDR-40196



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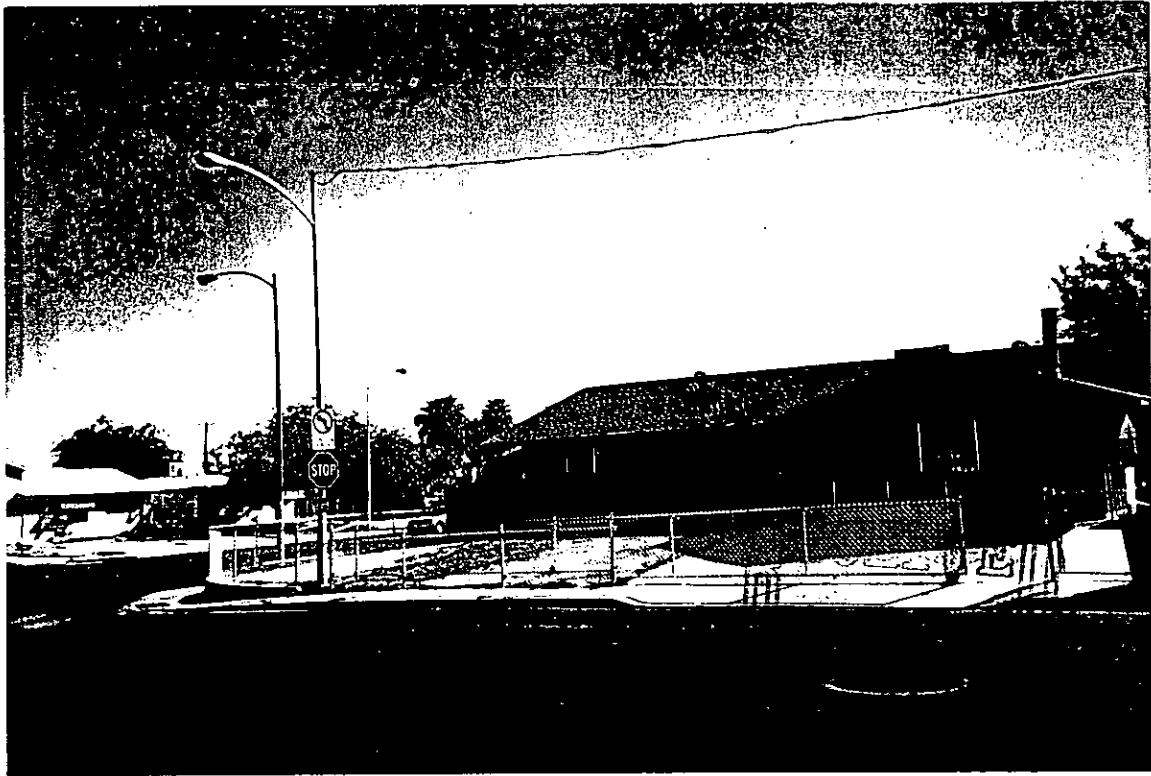
**SDR-40196**



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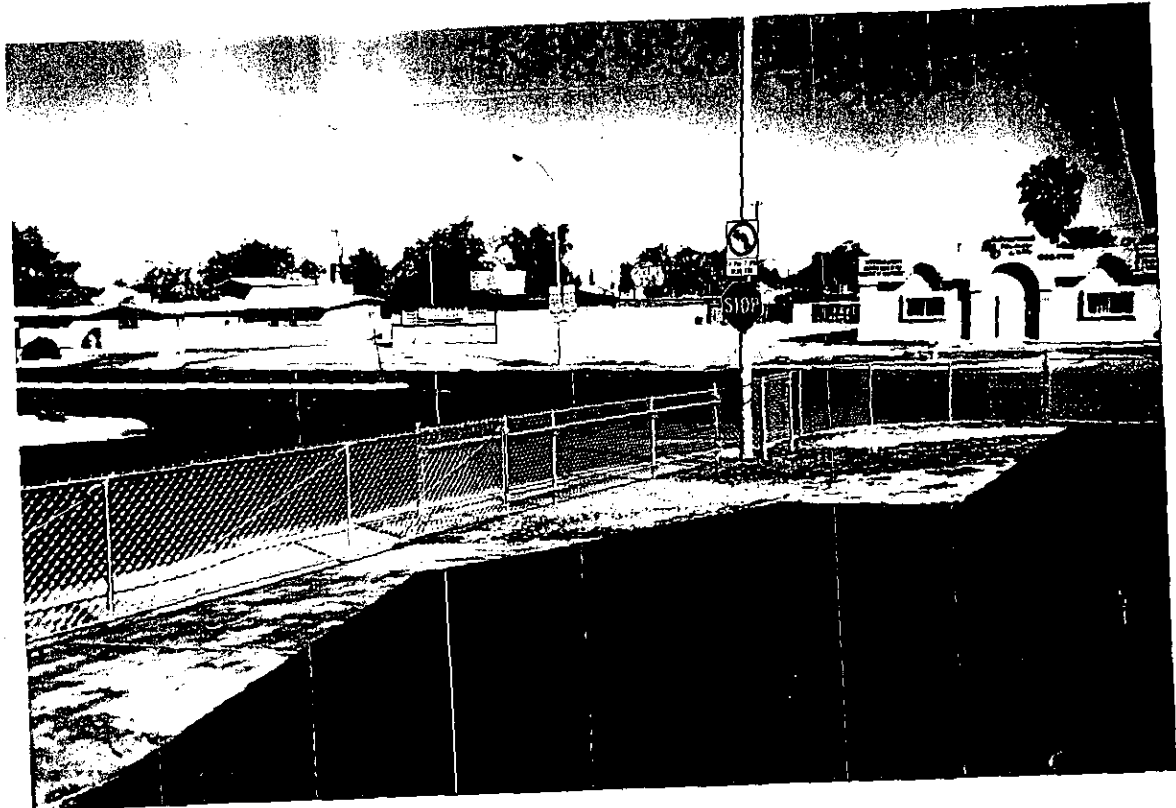
SDR-40196



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SDR-40196

# 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](http://www.lasvegasnevada.gov)

November 17, 2010

Mr. Juergen Phillips  
6101 Elton Avenue  
Las Vegas, Nevada 89107

**RE: SDR-40196 - MINOR SITE DEVELOPMENT PLAN REVIEW  
ADMINISTRATIVE CYCLE - DECEMBER 2010**

Dear Mr. Phillips:

Your request for an administrative Site Development Plan Review TO ALLOW A FOUR-FOOT HIGH CHAIN LINK FENCE WITHIN THE FRONT YARD OF AN EXISTING SINGLE FAMILY DWELLING on 0.22 acres at 6101 Elton Avenue (APN 138-35-515-001), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian), will be considered administratively by the Planning and Development Department staff.

Staff will determine within thirty (30) days of the date of this letter whether or not your request will be approved as submitted. We will notify you in writing as to our determination after we have reviewed the details of the request.

If you have any questions or need additional information please do not hesitate to contact me at (702) 229-6301.

Sincerely,

Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:clb

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



# CITY OF LAS VEGAS

## INTER-OFFICE MEMORANDUM

### REQUEST FOR COMMENT

**FROM: PLANNING AND DEVELOPMENT**

**SDR-40196**

**HAND DELIVERED**

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

**SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL**

|                                               |                                                |                                                                 |
|-----------------------------------------------|------------------------------------------------|-----------------------------------------------------------------|
| <CCSD>                                        | LINDA PERRI                                    | 4190 McLeod Drive, 2nd Floor                                    |
| METRO                                         | BRIAN O'CALLAGHAN                              | 7th FLOOR CITY HALL                                             |
| OFFICE OF BUSINESS DEVELOPMENT                | TOM BURKART                                    | 2nd FLOOR CITY HALL EXPANSION                                   |
| NEIGHBORHOOD SERVICES                         | ANNE KILPONEN                                  | 2nd FLOOR CITY HALL                                             |
| *TEFO (DPW)                                   | REBECCA WHITLOCK                               | 2900 RONEMUS                                                    |
| *STREETS & SANITATION (DPW)                   | JERRY WALKER                                   | 2875 RONEMUS                                                    |
| *PARKS & OPEN SPACES (DPW)                    | JOHN BLACK                                     | 2875 RONEMUS                                                    |
| *SID (DPW)                                    | PATRICK MURPHY                                 | 420 N. FOURTH STREET                                            |
| *SURVEY (DPW)                                 | ALAN RIEKKI                                    | WEST YARD                                                       |
| <EMBARQ> (SDPR only)                          | SANDRA HOLLEY                                  | 330 VALLEY VIEW BOULEVARD                                       |
| LAS VEGAS VALLEY WATER DISTRICT<br>(NO PLANS) | HEIDI DEXHEIMER<br>ENGINEERING DESIGN DIVISION | 100 CITY PARKWAY, SUITE<br>#700 (HAND DELIVERY<br>ADDRESS ONLY) |
| CLARK COUNTY (IT) (NO PLANS)                  | SHARON RICE<br>(INFORMATION TECHNOLOGY DEPT)   | 500 GRAND CENTRAL PARKWAY, 4th Floor                            |
| NELLIS AFB (NO PLANS)                         | DEBORAH MACNEILL                               | 4430 Grissom Avenue, Building 11, Suite<br>103D                 |

**\* 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>**

SDPR  
11/10/2010

**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**

**SDR-40196 - SITE DEVELOPMENT PLAN REVIEW - MINOR REVIEW - APPLICANT/OWNER:**  
**JUERGEN PHILLIPS** - Request for an administrative Site Development Plan Review TO ALLOW A FOUR-FOOT HIGH CHAIN LINK FENCE WITHIN THE FRONT YARD OF AN EXISTING SINGLE FAMILY DWELLING on 0.22 acres at 6101 Elton Avenue (APN 138-35-515-001), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian).

MINOR REVIEW ADMINISTRATIVE: **DECEMBER 1, 2010**

PLANNING SUPERVISOR: **STEVE GEBEKE**



**ADMINISTRATIVE**

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](mailto: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:**

**THIS ITEM WILL BE CONSIDERED**  
**ADMINISTRATIVELY AND WILL NOT**  
**APPEAR ON A PLANNING COMMISSION**  
**AGENDA**

Non Public RG

Report Date 11/09/2010 03:35 PM

Submitted By

Page 1

A/P # 40196 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

|           | Date / Time      | By     |            | Date / Time | By |
|-----------|------------------|--------|------------|-------------|----|
| Processed | 11/09/2010 09:07 | 984224 | 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         | <input checked="" type="checkbox"/> Auto Reviews | Bill Group | Actual Valuation     | 0.00 |

Description of Work

SDR-40196 - SITE DEVELOPMENT PLAN REVIEW - MINOR REVIEW - APPLICANT/OWNER: JUERGEN PHILLIPS - Request for an administrative Site Development Plan Review TO ALLOW A FOUR-FOOT HIGH CHAIN LINK FENCE WITHIN THE FRONT YARD OF AN EXISTING SINGLE FAMILY DWELLING on 0.22 acres at 6101 Elton Avenue (APN 138-35-515-001), P-R (Professional Office and Parking), Ward 1 (Tarkanian).

Parent A/P #

|                    |           |                    |                               |                  |      |
|--------------------|-----------|--------------------|-------------------------------|------------------|------|
| Project #          | 40196     | Project/Phase Name | PHILLIPS RESIDENCE CHAIN LINK | Phase #          |      |
| Size/Area          | 0.22 ACRE | Size Description   |                               | Subdivision Code |      |
| Proposed Start     |           | Proposed Stop      |                               | % Completed      | 0.00 |
| % Complete Formula |           |                    |                               |                  |      |

Property/Site Information

Parcel 13835515001

Location

Owner/Tenant

|                 |                 |      |                  |                |    |
|-----------------|-----------------|------|------------------|----------------|----|
| Contact ID      | AC1837872       | Name | JUERGEN PHILLIPS | Organization   |    |
| Mailing Address | 6101 ELTON AVE  |      |                  | State/Province | NV |
| City            | LAS VEGAS       |      |                  | Country        |    |
| ZIP/PC          | 89107           |      |                  | Evening Phone  |    |
| Day Phone       | (702)254-1780 x |      |                  | Mobile #       |    |
| Fax             | (702)254-1712   |      |                  |                |    |

☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

6101 ELTON AVE  
LAS VEGAS, 89107-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13835515001

**City of Las Vegas**400 Stewart Ave  
Las Vegas, NV 89101-2927**SDR Application****Report Date** 11/09/2010 03:35 PM**Submitted By**

Page 2

**Applicants/Contacts**

|                      |                                       |                  |       |                     |                                            |
|----------------------|---------------------------------------|------------------|-------|---------------------|--------------------------------------------|
| <b>Primary</b>       | N                                     | <b>Capacity</b>  | OWNER | <b>Contact ID</b>   | AC1837872 <input type="checkbox"/> Foreign |
| <b>Effective</b>     |                                       | <b>Expire</b>    |       |                     |                                            |
| <b>Name</b>          | JUERGEN PHILLIPS                      |                  |       |                     |                                            |
| <b>Day Phone</b>     | (702)254-1780 x                       | <b>Eve Phone</b> |       | <b>Organization</b> |                                            |
| <b>Pager</b>         |                                       | <b>PIN #</b>     |       | <b>Position</b>     |                                            |
| <b>Fax</b>           | (702)254-1712                         | <b>Mobile</b>    |       | <b>Profession</b>   |                                            |
| <b>E-Mail</b>        |                                       |                  |       |                     |                                            |
| <b>Address</b>       | 6101 ELTON AVE<br>LAS VEGAS, NV 89107 |                  |       |                     |                                            |
| <b>Seasonal Addr</b> |                                       |                  |       |                     |                                            |
| <b>Valid From</b>    |                                       | <b>To</b>        |       |                     |                                            |
| <b>Comments</b>      | No Comments                           |                  |       |                     |                                            |

|                      |                                       |                  |      |                     |                                            |
|----------------------|---------------------------------------|------------------|------|---------------------|--------------------------------------------|
| <b>Primary</b>       | Y                                     | <b>Capacity</b>  | APPL | <b>Contact ID</b>   | AC1837871 <input type="checkbox"/> Foreign |
| <b>Effective</b>     |                                       | <b>Expire</b>    |      |                     |                                            |
| <b>Name</b>          | JUERGEN PHILLIPS                      |                  |      |                     |                                            |
| <b>Day Phone</b>     | (702)254-1780 x                       | <b>Eve Phone</b> |      | <b>Organization</b> |                                            |
| <b>Pager</b>         |                                       | <b>PIN #</b>     |      | <b>Position</b>     |                                            |
| <b>Fax</b>           | (702)254-1712                         | <b>Mobile</b>    |      | <b>Profession</b>   |                                            |
| <b>E-Mail</b>        |                                       |                  |      |                     |                                            |
| <b>Address</b>       | 6101 ELTON AVE<br>LAS VEGAS, NV 89107 |                  |      |                     |                                            |
| <b>Seasonal Addr</b> |                                       |                  |      |                     |                                            |
| <b>Valid From</b>    |                                       | <b>To</b>        |      |                     |                                            |
| <b>Comments</b>      | No Comments                           |                  |      |                     |                                            |

**Contractors**

No Contractors

**Item Description****Item Status**

|                                                  |                         |
|--------------------------------------------------|-------------------------|
| Check Fees                                       | Fees Successful         |
| PROCESSING FEE (\$500.00)                        | Paid                    |
| Check Inspections                                | inspections Successful  |
| Check Reviews                                    | Reviews Failed          |
| 418271 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW) | Incomplete              |
| 418270 DEVCO #1 (DEVELOPMENT COORDINATION)       | Incomplete              |
| 418280 FIRE ENG #1 (FIRE PROTECTION ENGINEERING) | Incomplete              |
| 418272 FLOOD #1 (FLOOD CONTROL)                  | Incomplete              |
| 418279 LAND DEV #1 (LAND DEVELOPMENT)            | Incomplete              |
| 418273 ROW #1 (RIGHT-OF-WAY)                     | Incomplete              |
| 418278 SEWER #1 (COLLECTION SYSTEMS PLANNING)    | Incomplete              |
| 418277 SID #1 (SPECIAL IMPROVEMENT DISTRICT)     | Incomplete              |
| 418276 SURVEY #1 (SURVEY)                        | Incomplete              |
| 418275 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)    | Incomplete              |
| 418274 TRAFFIC #1 (TRAFFIC ENGINEERING)          | Incomplete              |
| Check Conditions                                 | Conditions Successful   |
| Check Alert Conditions                           | Alert Conditions Failed |
| (ASSIGN CASE TO A PLANNER)                       |                         |
| (AT-COMplete DRT PROCESS)                        |                         |
| (AT-ROUTE PLANS FOR REVIEW)                      |                         |
| (STAFF RECOMMENDATION)                           |                         |
| Check Licenses                                   | Not Checked             |
| Check Children Status                            | Children Successful     |
| Check Open Cases                                 | 1                       |

Report Date 11/09/2010 03:35 PM

Submitted By

Page 3

Item Description

Item Status

Case # 95409

Fees

Status

Paid Date

Amount

PROCESSING FEE

P

11/09/2010 09:15

500.00

Total Unpaid

0.00

Total Paid

500.00

Inspections

There are no Inspections for this Report

Review Activities

Review #  
Comments

Review Type

#

Status

Waived

Issued

Started

Completed

Comp By

|        |          |   |            |                          |                  |  |  |  |
|--------|----------|---|------------|--------------------------|------------------|--|--|--|
| 418270 | DEVCO    | 1 | Incomplete | <input type="checkbox"/> | 11/09/2010 15:34 |  |  |  |
| 418271 | B&S PLAN | 1 | Incomplete | <input type="checkbox"/> | 11/09/2010 15:34 |  |  |  |
| 418272 | FLOOD    | 1 | Incomplete | <input type="checkbox"/> | 11/09/2010 15:34 |  |  |  |
| 418273 | ROW      | 1 | Incomplete | <input type="checkbox"/> | 11/09/2010 15:34 |  |  |  |
| 418274 | TRAFFIC  | 1 | Incomplete | <input type="checkbox"/> | 11/09/2010 15:34 |  |  |  |
| 418275 | TEFO     | 1 | Incomplete | <input type="checkbox"/> | 11/09/2010 15:34 |  |  |  |
| 418276 | SURVEY   | 1 | Incomplete | <input type="checkbox"/> | 11/09/2010 15:34 |  |  |  |
| 418277 | SID      | 1 | Incomplete | <input type="checkbox"/> | 11/09/2010 15:34 |  |  |  |
| 418278 | SEWER    | 1 | Incomplete | <input type="checkbox"/> | 11/09/2010 15:34 |  |  |  |
| 418279 | LAND DEV | 1 | Incomplete | <input type="checkbox"/> | 11/09/2010 15:34 |  |  |  |
| 418280 | FIRE ENG | 1 | Incomplete | <input type="checkbox"/> | 11/09/2010 15:34 |  |  |  |

Activity Review Details

Detail SUBMITTAL CHECKLIST (SDR)

Modified By GKAPOVICH

Modified Date/Time 11/09/2010 09:07

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

|                                        |                                                    |
|----------------------------------------|----------------------------------------------------|
| Y Pre-Application Conference Checklist | Y Site Plans (6 Folded Blue Lines, 1 Rolled Color) |
| Y Application/Petition Form            | N Landscape Plan (1 Folded, 1 Rolled Color)        |
| Y Deed and Legal Description           | Y Building Elevations (1 Folded, 1 Rolled Color)   |
| Y Justification Letter                 | Y Floor Plan (1 Folded, 1 Rolled)                  |
| N Color and Material Board             | Y Laser Print Site Plan                            |
| N DINA (Not Always Required)           | Y Laser Print Floor Plan                           |
| Y Statement of Financial Interest      | Y Laser Print Elevation                            |

N Business Licensing Requirements Met

Y Business License Exempt

Report Date 11/09/2010 03:35 PM

Submitted By

Page 4

| Check Conditions<br>Condition<br>Supervisor Required | Approval | Approved By<br>Comments | Approved Date | Applied By | Applied Date | Assigned |
|------------------------------------------------------|----------|-------------------------|---------------|------------|--------------|----------|
|------------------------------------------------------|----------|-------------------------|---------------|------------|--------------|----------|

No Conditions

| 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.

### SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance?

N Parent Project link required?

N Will this go to the City Council?

Is there a condition of approval for a Required Review?

Hearing Type

If yes, when does it need to be reviewed?

Public, Non-Public, Admin ADMIN

Staff Recommendation

Entitlement Exercised?

Meeting Information

| Meeting Info<br>Meeting Date<br>Comments<br>Added By | Meeting Type<br>Add Date | Meeting Status<br>Modified By | Modified Date | YES Votes | NO Votes | ABSTENTIONS |
|------------------------------------------------------|--------------------------|-------------------------------|---------------|-----------|----------|-------------|
|------------------------------------------------------|--------------------------|-------------------------------|---------------|-----------|----------|-------------|

01/27/2011 ADMIN SCHEDULED

0 0 0

GKAPOVICH 11/09/2010

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

No children exist for this project

| Employee<br>Employee ID | Last | First | MI | Comments |
|-------------------------|------|-------|----|----------|
|-------------------------|------|-------|----|----------|

No Employee Entries

| Log<br>Action<br>Comments | Description | Entered By | Start | Stop | Hours |
|---------------------------|-------------|------------|-------|------|-------|
|---------------------------|-------------|------------|-------|------|-------|

PAYMNT CO NAME WHO PICKED UP CONTACT# 970040 11/09/2010 09:15  
JUERGEN PHILLIPS, CASH, 702.254.1780

0.00

No Model Home Details



## PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION / PETITION FORM

Application/Petition For: CHAIN LINK FENCE  
Project Address (Location) 6101 ELTON AVE  
Project Name \_\_\_\_\_ Proposed Use \_\_\_\_\_  
Assessor's Parcel #(s) 138-35-515-001 Ward # \_\_\_\_\_  
General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing P-R proposed \_\_\_\_\_  
Commercial Square Footage \_\_\_\_\_ Floor Area Ratio \_\_\_\_\_  
Gross Acres 0.22 Lots/Units \_\_\_\_\_ Density \_\_\_\_\_  
Additional Information \_\_\_\_\_

PROPERTY OWNER JUERGEN PHILLIPS Contact JUERGEN PHILLIPS  
Address 6101 ELTON AVE Phone: 254-1780 Fax: 254-1712  
City L.V. State NV Zip 89107  
E-mail Address VEGASYOGI@AOL.COM

APPLICANT JUERGEN PHILLIPS Contact \_\_\_\_\_  
Address 6101 ELTON AVE Phone: 254-1780 Fax: 254-1712  
City L.V. State NV Zip 89107  
E-mail Address VEGASYOGI@AOL.COM

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

Property Owner Signature\* [Signature]

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

Print Name Phillips Juergen  
State of Nevada, Clark County  
Subscribed and sworn before me

This 8 day of November, 2010

Maria Livio Huber

Notary Public in and for said County and State

Clark, Nevada

Revised 10/27/08



MARIA LIVIO HUBER  
NOTARY PUBLIC  
STATE OF NEVADA

My Commission Expires: 02-24-13  
Certificate No: 97-0710-1

#### FOR DEPARTMENT USE ONLY

|                 |                    |
|-----------------|--------------------|
| Case #          | <u>SDR-40196</u>   |
| Meeting Date:   | <u>ADMIN</u>       |
| Total Fee:      | <u>\$500</u>       |
| Date Received:* | <u>11/9/10</u>     |
| Received By:    | <u>[Signature]</u> |

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

Application Packet Application Form.pdf  
NOV 09 2010



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-40196** APN: 138-35-515-001

Name of Property Owner: JUERGEN PHILLIPS

Name of Applicant: JUERGEN PHILLIPS

Name of Representative: \_\_\_\_\_

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

Signature of Property Owner: \_\_\_\_\_

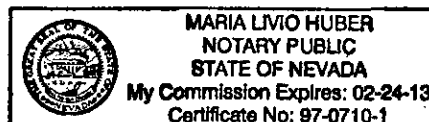
Print Name: \_\_\_\_\_

State of Nevada, County of Clark  
Subscribed and sworn before me

This 8 day of November, 20 10

Maria Livio Huber

Notary Public in and for said County and State  
Clark, Nevada



RECEIVED  
NOV 30 2010

Juergen & Linda Phillips  
6101 Elton Ave  
Las Vegas, NV 89107  
Parcel # 138-35-515-001  
254-1780 or 379-1089

11-1-2010

To: Planning Commission

On September 15, 2010, I hired B&B Fence Co. to erect a 4 ft. high chain link fence with 2 gates around my house at 6101 Elton Ave. For a sum of \$1900.00. The fence has a 24' long rolling driveway gate that rolls on the inside of the property and a 4' wide walk in gate that opens toward the inside of the property. Both do not interfere or impede sidewalk or road traffic.

The new fence replaces the old fence that was knocked down by a speeding hit and run truck or car. I purchased this house on about March 1997 and at that time it had a chain link fence around it. I did not know and the Fence Contractor did not tell me that the chain link is no longer allowed for fencing material in the City Of Las Vegas.

At first I did not want to replace the old fence but after **painting and stuccoing over the graffiti every 2<sup>nd</sup> or 3<sup>rd</sup> day and having the house vandalized numerous times**, I decided to erect a new chain link fence. In the last 6 weeks since I replaced the fence my house has **not been vandalized and no graffiti has been written** on it.

Also there is a **bus stop** on the corner of Jones and Elton and I have noticed that the people waiting for the bus use the corners of my front yard and house for a **bathroom, and as a short cut from Jones Blvd to Elton Ave. and vice versa.**

RECEIVED  
NOV 09 2010  
SDR-40196

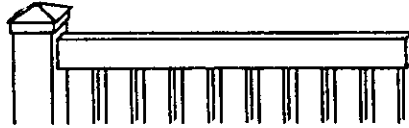
On October 8<sup>th</sup> 2010 I was cited by the City Of Las Vegas Neighborhood Response Code Enforcement for having graffiti written on the east side of my house and for having a chain link fence without a variance. I was told by the Code Enforcement Officer to take down the fence or obtain a variance and permit.

The fence around my property looks nice and I think it is an improvement to the neighborhood. Also every 3<sup>rd</sup> or 4<sup>th</sup> house in the neighborhood has a chain link fence around to. My intentions when I replaced the chain link fence were not to detract from the neighborhood but to improve it. This is an old neighborhood and when these homes were first built chain link was an accepted material in the City and County. When I bought my first house in 1968 on 22<sup>nd</sup> St. I erected a chain link fence around it also.

Thank You,  
Juergen Phillips

A handwritten signature in dark ink, appearing to read 'Juergen Phillips', with a long horizontal flourish underneath.

RECEIVED  
NOV 09 2010  
SDR-40196



B&B Fence Co. 4440 E Craig, Suite #100  
Las Vegas, NV 89115 (702) 562-3676 Fax: (702) 632-3410

# PROPOSAL/CONTRACT

Date: 9-15-10

## Customer Information:

Phil  
6101 Elton Ave  
Las Vegas NV

## Job Information:

379-1089

## Notes:

Supply and install 83'  
of 4" Tall chain link fence  
on top of wall and behind  
side walk. There will be  
(1) 24' slide gate and (1)  
4' wide walk gate.

B&B Fence Co. agrees to guarantee above fence to be free from defects in materials and workmanship for one year.

B&B Fence Co. shall advise the customer as to local zoning regulations but responsibility for complying with said regulations and obtaining any required permits shall rest with the customer. B&B Fence Co. will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstance does B&B Fence Co. assume any responsibility concerning property lines or in any way guarantee their accuracy. If property pins cannot be located it is recommended that the customer have the property surveyed.

B&B Fence Co. will assume the responsibility for having underground public utilities located and marked. However, B&B Fence Co. assumes no responsibility for unmarked sprinkler lines, or any other unmarked buried lines or objects. The customer will assume all liability for any damage caused by directing B&B Fence Co. to dig in the immediate vicinity of known utilities.

Partial billing for materials delivered to the job site and work completed may be sent at weekly intervals. Adjustments for material used on this job and adjustments for labor will be charged or credited at the currently established rates.

Additional charges for any extra work not covered in this contract that was requested by the customer will also be added. The full amount of this contract along with any additional charges will become payable upon completion of all work whether or not it has been invoiced.

A finance charge of 1 1/2% per month (or a minimum of \$1.00), which is an annual percentage rate of 18%, shall be applied to accounts that are not paid within 10 days after completion of any work invoiced. All materials will remain the property of B&B Fence Co. until all invoices pertaining to this job are paid in full. The customer agrees to pay all interest and any costs incurred in the collection of this debt.

Special orders (custom built products) require a 50% deposit that is non-refundable after 72 hours.

State of Nevada Contractors License #'s 53049A, 53050A

Approved & Accepted for Customer:

Contract Amount:

\$ 1900

Down Payment:

\$ 950

Balance Due:

\$ 950

Customer

Date

Accepted for B&B Fence Co.

Salesperson

RECEIVED  
7-15-10  
NOV 09 2010

# GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Josephine Ann Montoya

hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) to NICHOLAS PHILLIPS, A SINGLE MAN AS  
TO AN UNDIVIDED 10% INTEREST AND and JUERGEN PHILLIPS and LINDA PHILLIPS, HUSBAND  
AND WIFE AS JOINT TENANTS AS TO AN UNDIVIDED 90% INTEREST ALL AS TENANTS IN COMMON

that property in Clark  
described as:

County, Nevada,

Lot Forty-One (41) in Block Thirteen (13) of CHARLESTON HEIGHTS TRACT NO. 41-A, as  
shown by map thereof on file in Book 7 of Plats, Page 56, in the office of the  
County Recorder of Clark County, Nevada.

Dated March 8, 1997

  
Josephine Ann Montoya

STATE OF NEVADA

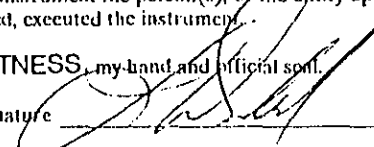
COUNTY OF CLARK

On MARCH 25, 1997 before me, the  
undersigned, a Notary Public in and for said State, personally appeared

JOSEPHINE ANN MONTTOYA

personally known to me (or proved to me on the basis of satisfactory  
evidence) to be the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on  
the instrument the person(s), or the entity upon behalf of which the person(s)  
acted, executed the instrument.

WITNESS my hand and official seal.

Signature 

Name L. WROBEL  
(typed or printed)



L. WROBEL  
Notary Public - Nevada  
Clark County  
My comm. exp. Oct. 20, 1998

**RECEIVED**  
NOV 09 2010

(This area for official notarial seal)

*Josephine Ann Montoya*  
Josephine Ann Montoya

STATE OF NEVADA

COUNTY OF CLARK

On MARCH 25, 1997 before me, the undersigned, a Notary Public in and for said State, personally appeared

JOSEPHINE ANN MONTOKA

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Name L. WROBEL

(typed or printed)



L. WROBEL  
Notary Public - Nevada  
Clark County  
My appt. exp. Oct. 20, 1998

(This area for official notarial seal)

SPACE BELOW THIS LINE FOR RECORDER'S USE

Title Order No. 97-32-1280

Escrow No. 97-32-1280-JFZ

WHEN RECORDED MAIL TO

Name

NICHOLAS PHILLIPS, et al

Street Address

7430 Via Olivero  
Las Vegas, NV 89117

City & State

FFGIS-110 7/94

NO. 1029

RECORDED AT THE REQUEST OF

DATE 3/24/97 AT

OFFICIAL RECORDS BOOK NO. 970326

CLARK COUNTY NEVADA

JOAN L. SWIFT, RECORDER

FEE \$

DEPUTY

RECEIVED  
NOV 09 2010