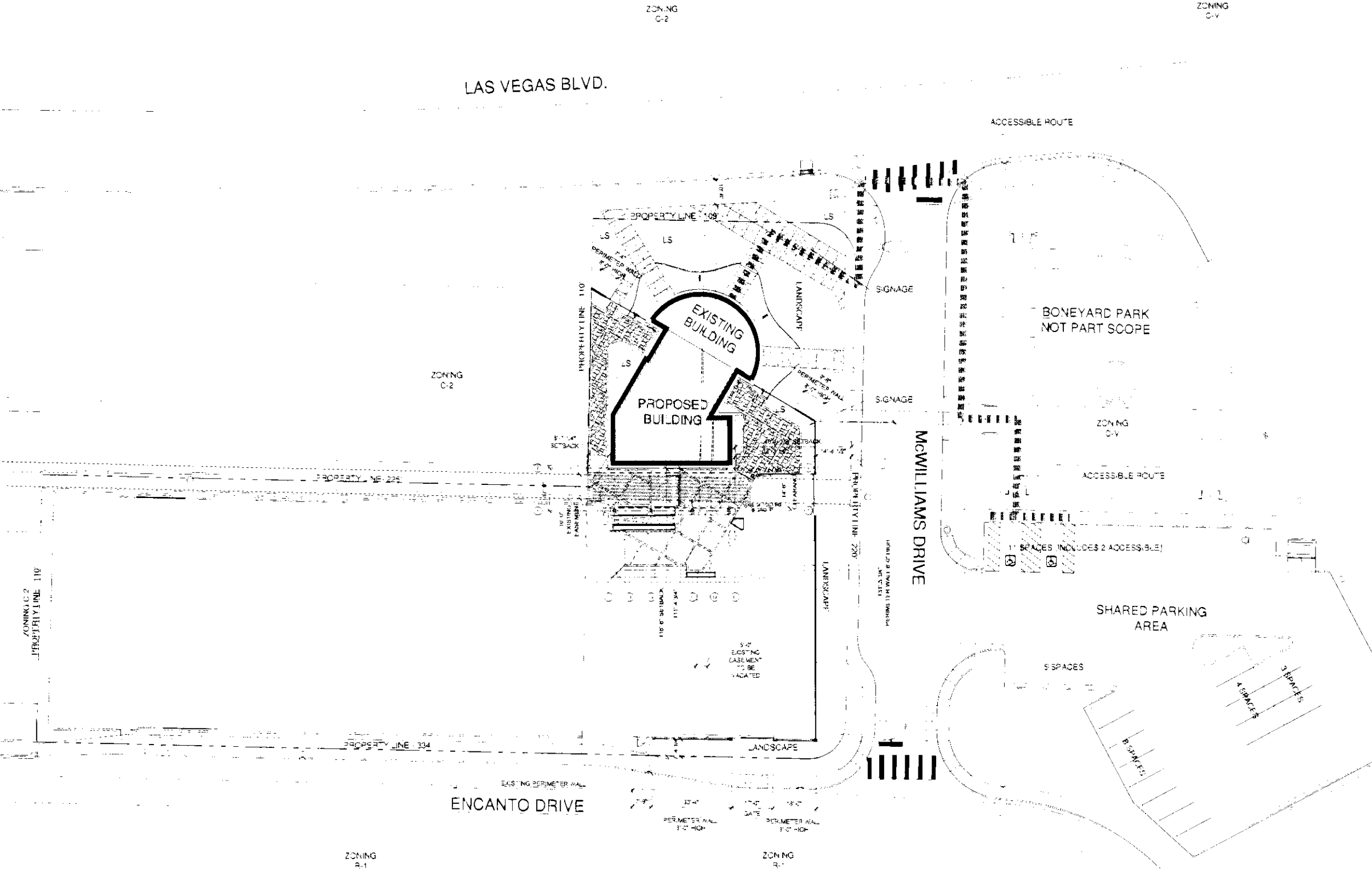




# NEON MUSEUM VISITOR CENTER



## SITE INFORMATION

|                              |                               |
|------------------------------|-------------------------------|
| MUNICIPALITY                 | CITY OF LAS VEGAS             |
| ASSESSORS' PARCEL NUMBER/APN | 139-27-812-043 139-27-805-005 |
| CURRENT ZONING               | CIVIC DISTRICT (C-V)          |
| SITE AREA                    | 4.119 ACRES = 48,741 S.F.     |
| SITE COVERAGE - BUILDING     | 0.07%                         |
| F.A.R.                       | 0.07%                         |
| SITE COVERAGE - LANDSCAPE    | 79.2%                         |

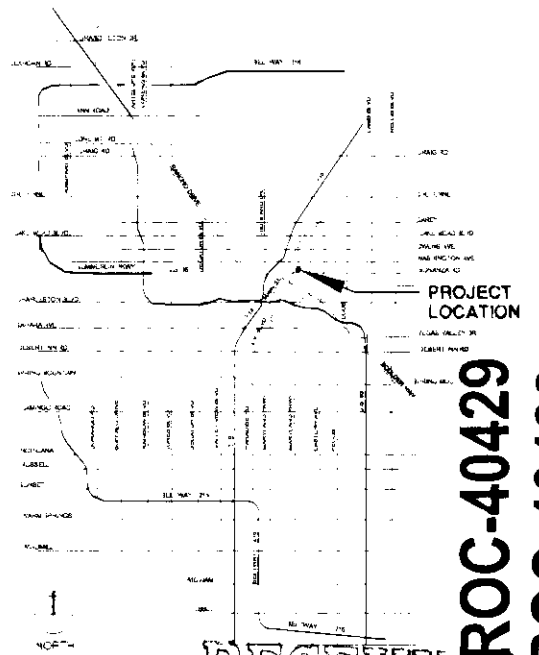
|                                   |             |
|-----------------------------------|-------------|
| LANDSCAPE AREA                    |             |
| LANDSCAPE AROUND BUILDING         | 8,066 S.F.  |
| LANDSCAPE IN BONEYARD (SIGN AREA) | 30,544 S.F. |
| TOTAL LANDSCAPE S.F.              | 38,610 S.F. |

|                                   |            |
|-----------------------------------|------------|
| BUILDING AREA                     |            |
| EXISTING BUILDING (FOOTPRINT)     | 1,096 S.F. |
| NEW BUILDING ADDITION (FOOTPRINT) | 2,277 S.F. |
| TOTAL BUILDING S.F.               | 3,373 S.F. |

PARKING REQUIRED  
1 SPACE FOR EACH 300 SQUARE FEET OF GROSS FLOOR AREA  
3,547 S.F. GROSS / 300 (INCLUDE 1 ACCESSIBLE) = 12 SPACES

SHARED PARKING PROVIDED INCLUDES 2 ACCESSIBLE = 31 SPACES

## VICINITY MAP



## SCHEMATIC DESIGN



DEC 03 2010

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WESTSTAR ARCHITECTURE GROUP, INC.  
ARCHITECTURE PLANNING INTERIOR DESIGN  
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DATE: December 03, 2010  
BY: [Signature]

PLAN NORTH

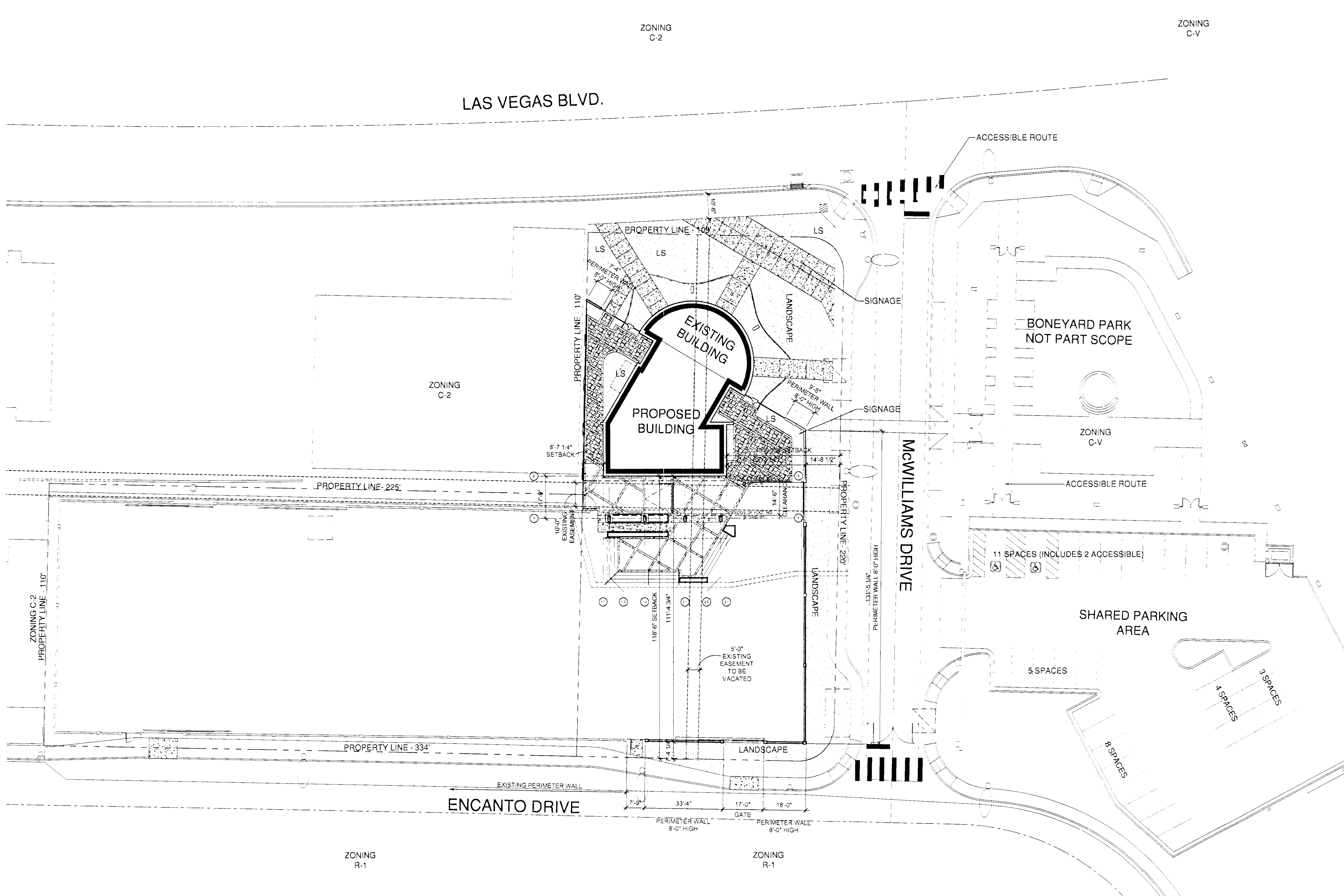
TRUE NORTH

ROC-40429  
ROC-40428  
01/25/11 PC

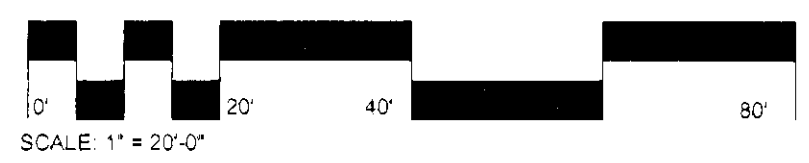
## ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

SCANNED



# NEON MUSEUM VISITOR CENTER



## SITE INFORMATION

|                              |                                |
|------------------------------|--------------------------------|
| MUNICIPALITY                 | CITY OF LAS VEGAS              |
| ASSESSORS PARCEL NUMBER(APN) | 139-27-812-045, 139-27-805-005 |
| CURRENT ZONING               | CIVIC DISTRICT (C-V)           |
| SITE AREA                    | +/- 1.19 ACRES + 48,741 S.F.   |
| SITE COVERAGE - BUILDING     | 0.07%                          |
| F.A.R.                       | 0.07%                          |
| SITE COVERAGE - LANDSCAPE    | 79.2%                          |

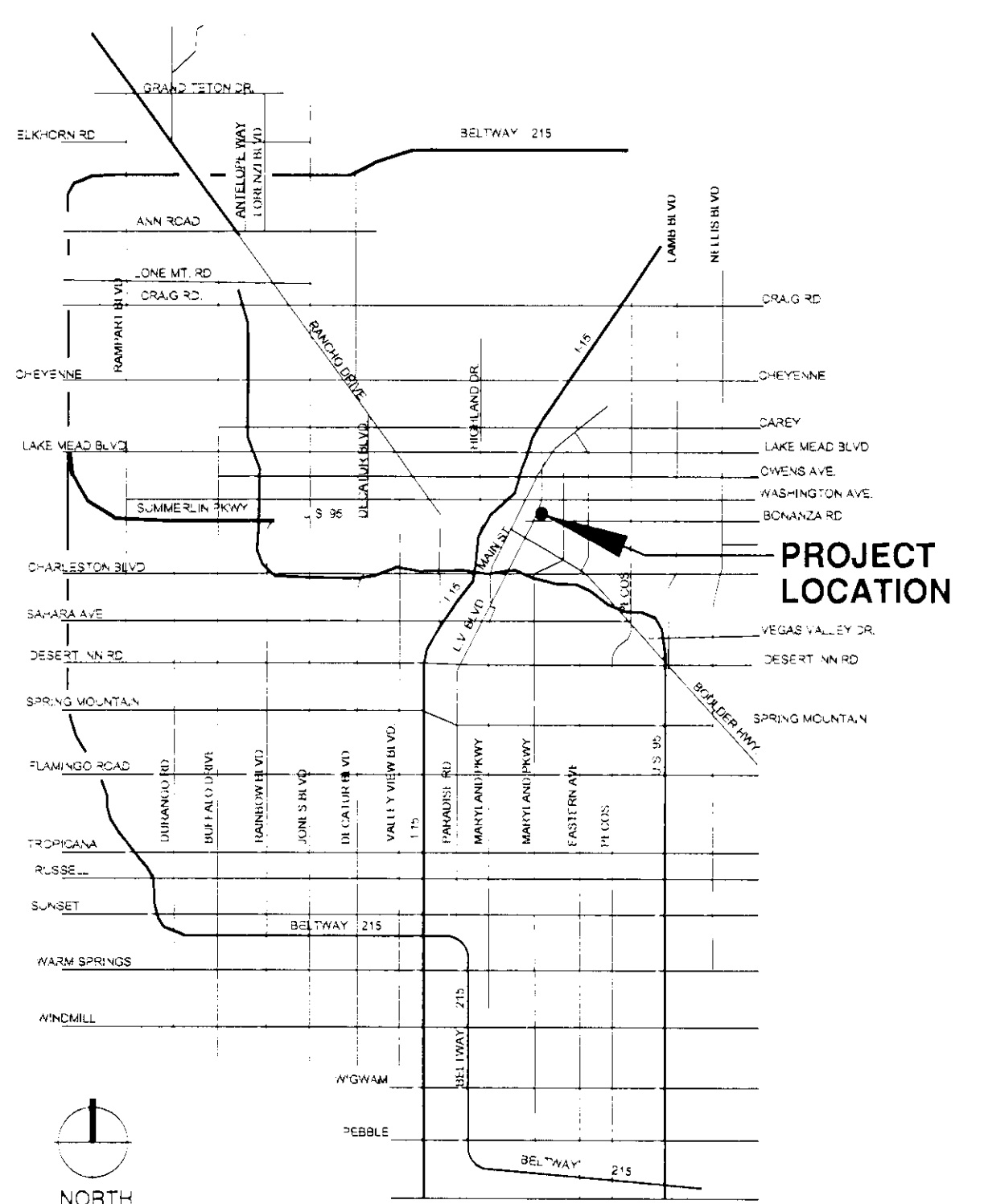
|                                   |             |
|-----------------------------------|-------------|
| LANDSCAPE AREA                    |             |
| LANDSCAPE AROUND BUILDING         | 8,066 S.F.  |
| LANDSCAPE IN BONEYARD (SIGN AREA) | 30,544 S.F. |
| TOTAL LANDSCAPE S.F.              | 38,610 S.F. |

|                                   |            |
|-----------------------------------|------------|
| BUILDING AREA                     |            |
| EXISTING BUILDING (FOOTPRINT)     | 1,096 S.F. |
| NEW BUILDING ADDITION (FOOTPRINT) | 2,277 S.F. |
| TOTAL BUILDING S.F.               | 3,373 S.F. |

|                                                      |           |
|------------------------------------------------------|-----------|
| PARKING REQUIRED                                     |           |
| 1 SPACE FOR EACH 300 SQUARE FEET OF GROSS FLOOR AREA |           |
| 3,547 S.F. GROSS / 300 (INCLUDE 1 ACCESSIBLE)        | 12 SPACES |

|                                                 |           |
|-------------------------------------------------|-----------|
| SHARED PARKING PROVIDED (INCLUDES 2 ACCESSIBLE) | 31 SPACES |
|-------------------------------------------------|-----------|

## VICINITY MAP



## SCHEMATIC DESIGN



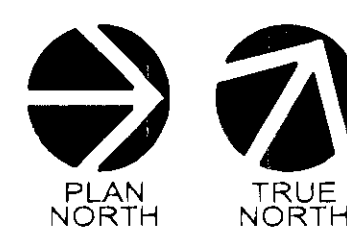
DEC 09 2010  
**ROC-40428**  
01/25/11 PC  
WESTAR ARCHITECTS

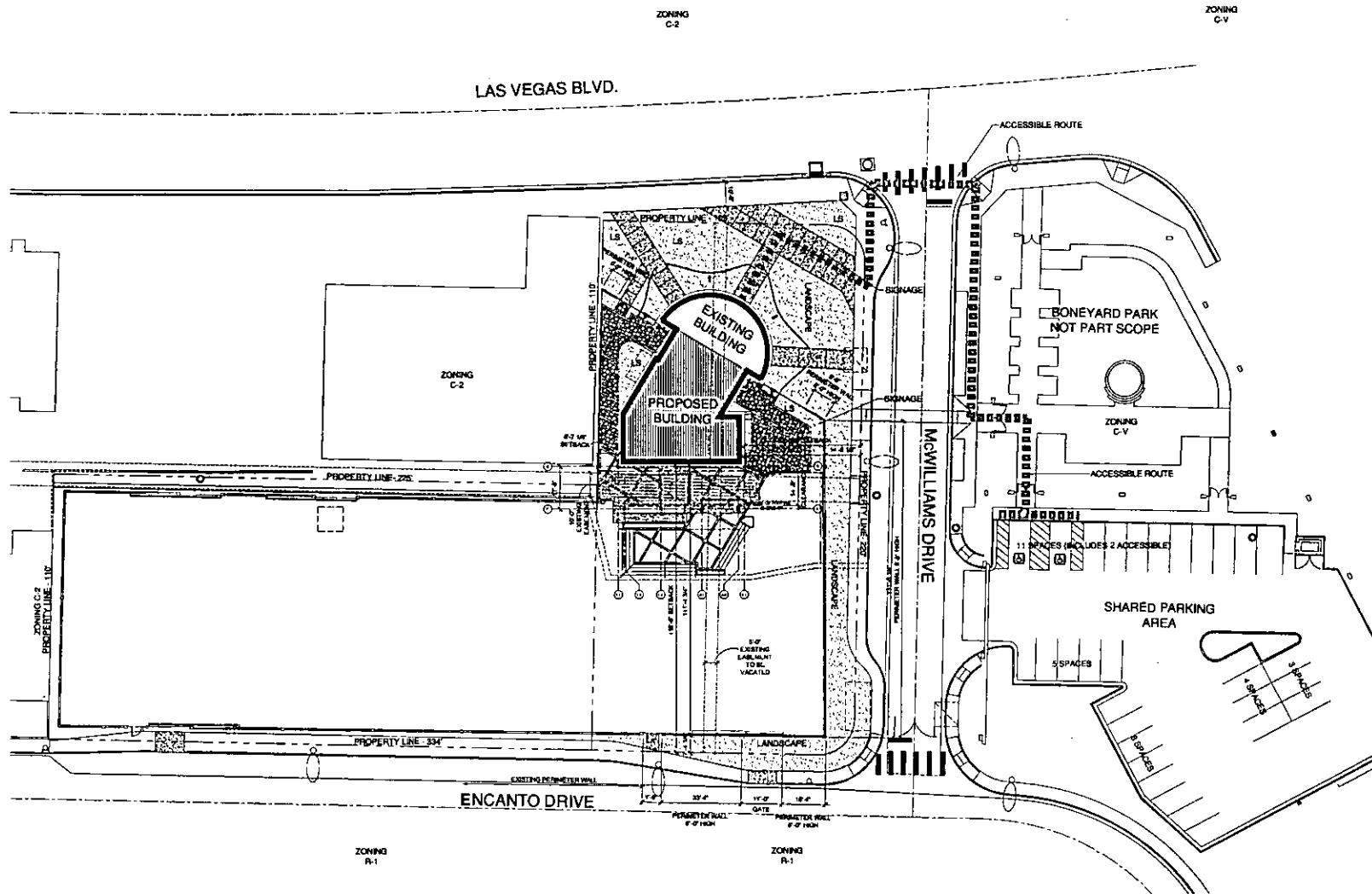
701 BROOKER AVENUE SUITE 400 LAS VEGAS, NEVADA 89101  
ARCHITECTURE • PLANNING • INTERIOR DESIGN • TELEPHONE: (702) 878-0000 • FAX: (702) 878-8430  
www.weststararchitects.com

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DATE: December 09, 2010 at 8:31am PROJECT NUMBER: 09049 FILE NAME: SHT-site plan revdwg  
WAS LAST MODIFIED BY TECHNICIAN: csolorzano

## ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"





## NEON MUSEUM VISITOR CENTER



### SITE INFORMATION

|                               |                                |
|-------------------------------|--------------------------------|
| MUNICIPALITY                  | CITY OF LAS VEGAS              |
| ASSESSORS PARCEL NUMBER (APN) | 139-27-812-045, 139-27-805-005 |
| CURRENT ZONING                | CIVIC DISTRICT (C-V)           |
| SITE AREA                     | ± 1.19 ACRES - 48,741 S.F.     |
| SITE COVERAGE - BUILDING      | 0.07%                          |
| F.A.R.                        | 0.07%                          |
| SITE COVERAGE - LANDSCAPE     | 79.2%                          |

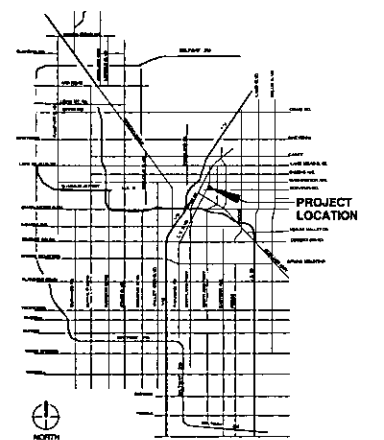
|                                   |             |
|-----------------------------------|-------------|
| LANDSCAPE AREA                    |             |
| LANDSCAPE AROUND BUILDING         | 8,065 S.F.  |
| LANDSCAPE IN BONEYARD (SIGN AREA) | 30,544 S.F. |
| TOTAL LANDSCAPE S.F.              | 38,610 S.F. |

|                                   |            |
|-----------------------------------|------------|
| BUILDING AREA                     |            |
| EXISTING BUILDING (FOOTPRINT)     | 1,086 S.F. |
| NEW BUILDING ADDITION (FOOTPRINT) | 2,277 S.F. |
| TOTAL BUILDING S.F.               | 3,373 S.F. |

|                                                      |           |
|------------------------------------------------------|-----------|
| PARKING REQUIRED                                     |           |
| 1 SPACE FOR EACH 300 SQUARE FEET OF GROSS FLOOR AREA |           |
| 3,347 S.F. GROSS / 300 (INCLUDE 1 ACCESSIBLE)        | 12 SPACES |

|                                                 |           |
|-------------------------------------------------|-----------|
| SHARED PARKING PROVIDED (INCLUDES 2 ACCESSIBLE) | 31 SPACES |
|-------------------------------------------------|-----------|

### VICINITY MAP



### SCHEMATIC DESIGN

### ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'



ROC-40428



DEPARTMENT OF  
PUBLIC WORKS

**OAS**

OFFICE OF  
ARCHITECTURAL  
SERVICES

400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 229-6535  
FAX: (702) 382-3232  
TDD: (702) 386-9108

## PLANNING & DEVELOPMENT DEPT. TRANSFER MEMORANDUM

DATE: Dec 7, 2010

TO: **Margo Wheeler**, Director, Planning & Development Department

FROM: **Samuel Tolman**

CC: Courtney Moodey, Bill Marion, Cesar Solorzano, Paul Friz, Erik Singman, Danielle Kelly, Billie Jo Berlin, File

RE: **Review Fee Funds Transfer**

Please pay the Planning and Development Fees for this project using the following information:

**Project Name: Neon Museum Visitors Center**

Project Name from the Project Initiator Box #1.

**Project Address:**

**or Parcel Number(s): 139-27-812-045 and 139-27-805-005**

**Servicer Org Number: 40521**

SERVICER ORG. from the upper portion of Box #10 on the Project Initiator.

This is the org number of your project's funding source, for example, 40521 is the Park S fund org number. Do not use the OAS section org number 15341, nor your client such as Neighborhood Services' org number, nor the Requestor org number from the P.I., nor the Servicer org number from the lower half of Box #10. (If Finance leaves the upper portion of Box #10 empty and provides the only Servicer Org of the P.I. on the "All Costs Other than Internal Labor" line at the bottom of Box #10, use that number.) Do not use a number that ends in 0.

**Account Number: 810705 Building Remodel/Addition**

From the City's chart of accounts: 810205 for new or rehab Parks, 810605 for new Building construction, 810705 for Building remodels or additions.

**Work Authorization Number: WU7049**

The W/A NO. from the upper portion of Box #10 on the Project Initiator. (If Finance leaves the upper portion of Box #10 empty and provides the only W/A NO. of the P.I. on the "All Costs Other than Internal Labor" line at the bottom of Box #10, use that number.)

**Planning & Development Fees: \$1,660**

From the Planning & Development Application Fee Schedule, Pre-Application Meeting, or as otherwise provided.

**Service Requested:**

Title 18 Subdivisions -

Title 19 Zoning -

Other - **SDR 38563 & VAC 39583**

**Authorizing Individual: Samuel Tolman**

OAS Project Manager's name.

**Funding Department: Neighborhood Services**

Public Works, Neighborhood Services, Detention & Enforcement, Fire, etc. If multiple departments, list the department that controls the fund this transfer is drawn from.

**Occupying/Programming/Operating Department: Neon Museum Non-Profit**

Leisure Services, Detention & Enforcement, Fire, etc. If multiple departments, list primary only.

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| Pre-Application Conference                                                                                                                                                                     |                                     | CITY OF LAS VEGAS<br>Planning & Development Department<br>SUBMITTAL CHECKLIST                                                                                                                                                               |                                                                                                                                                                                                                                               |  |             |              |             |           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------|--------------|-------------|-----------|
| Item Required                                                                                                                                                                                  |                                     |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                               |                                                                                    |             |              |             |           |
| YES                                                                                                                                                                                            | NO                                  |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                               |                                                                                    |             |              |             |           |
| APPLICATION PACKET                                                                                                                                                                             |                                     |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                               | Fees                                                                               |             |              |             |           |
| <input checked="" type="checkbox"/>                                                                                                                                                            | <input type="checkbox"/>            | Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots                                                                                                                                        | Visit the CLV website for blank application, SOFI & DINA forms, and justification letter info @ <a href="http://www.lasvegasnevada.gov/">http://www.lasvegasnevada.gov/</a> (Follow - "I Want To..." -> "Apply for -> Planning Applications") | Appl. Type                                                                         | Application | Notification | Recordation | Sub-Total |
| <input checked="" type="checkbox"/>                                                                                                                                                            | <input type="checkbox"/>            | Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots                                                                                                             |                                                                                                                                                                                                                                               |                                                                                    |             |              |             |           |
| <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 checked="" type="checkbox"/>                                                                                                                                                            | <input type="checkbox"/>            | <b>Detailed</b> justification letter                                                                                                                                                                                                        |                                                                                                                                                                                                                                               |                                                                                    |             |              |             |           |
| <input checked="" type="checkbox"/>                                                                                                                                                            | <input type="checkbox"/>            | Grant deed and legal description (from County Assessor; may be available online at: <a href="http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx">http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx</a> ) |                                                                                                                                                                                                                                               |                                                                                    |             |              |             |           |
| <input checked="" type="checkbox"/>                                                                                                                                                            | <input type="checkbox"/>            | Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)                                                                                                                                 |                                                                                                                                                                                                                                               |                                                                                    |             |              |             |           |
| <input checked="" type="checkbox"/>                                                                                                                                                            | <input type="checkbox"/>            | Copy of Business License(s)                                                                                                                                                                                                                 |                                                                                                                                                                                                                                               |                                                                                    |             |              |             |           |
| <input type="checkbox"/>                                                                                                                                                                       | <input checked="" type="checkbox"/> | Neighborhood Meeting (see General Plan submittal req's for details) - Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500                                        |                                                                                                                                                                                                                                               |                                                                                    |             |              |             |           |
| <input type="checkbox"/>                                                                                                                                                                       | <input checked="" type="checkbox"/> | Photo Reproduction of the Color & Materials Board per Site Development Plan Review Submittal Requirements                                                                                                                                   |                                                                                                                                                                                                                                               |                                                                                    |             |              |             |           |
|                                                                                                                                                                                                |                                     |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                               | Subtotal: \$ 1660.00                                                               |             |              |             |           |
|                                                                                                                                                                                                |                                     |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                               | Grand Total All Fees: \$1660.00                                                    |             |              |             |           |
| <b>REQUIRED DRAWINGS MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE</b><br><b>ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)</b> |                                     |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                               |                                                                                    |             |              |             |           |
| SITE PLAN                                                                                                                                                                                      |                                     |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                               |                                                                                    |             |              |             |           |
| <input checked="" type="checkbox"/>                                                                                                                                                            | <input type="checkbox"/>            | North arrow, scale, and vicinity map                                                                                                                                                                                                        | Folded Plans (5, plus 1 per application):                                                                                                                                                                                                     |                                                                                    | 7           |              |             |           |
| <input checked="" type="checkbox"/>                                                                                                                                                            | <input type="checkbox"/>            | All property lines and present dimensions labeled                                                                                                                                                                                           | Colored, Rolled Plans:                                                                                                                                                                                                                        |                                                                                    | 1           |              |             |           |
| <input checked="" type="checkbox"/>                                                                                                                                                            | <input type="checkbox"/>            | All building setbacks labeled                                                                                                                                                                                                               | Reduced Copy (8-1/2"x11" B/W; 1 per application):                                                                                                                                                                                             |                                                                                    | 2           |              |             |           |
| <input checked="" type="checkbox"/>                                                                                                                                                            | <input type="checkbox"/>            | All adjacent existing land uses and street names labeled                                                                                                                                                                                    | NOTES:                                                                                                                                                                                                                                        |                                                                                    |             |              |             |           |
| <input checked="" type="checkbox"/>                                                                                                                                                            | <input type="checkbox"/>            | All 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"/>            | All free-standing sign locations shown and heights and sizes noted                                                                                                                                                                          |                                                                                                                                                                                                                                               |                                                                                    |             |              |             |           |
| LANDSCAPE PLAN                                                                                                                                                                                 |                                     |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                               |                                                                                    |             |              |             |           |
| <input type="checkbox"/>                                                                                                                                                                       | <input checked="" type="checkbox"/> | North arrow, scale, and vicinity map                                                                                                                                                                                                        | Folded Plans (1 per application):                                                                                                                                                                                                             |                                                                                    | 0           |              |             |           |
| <input type="checkbox"/>                                                                                                                                                                       | <input checked="" type="checkbox"/> | All property lines and present dimensions labeled                                                                                                                                                                                           | Colored, Rolled Plans:                                                                                                                                                                                                                        |                                                                                    | 0           |              |             |           |
| <input type="checkbox"/>                                                                                                                                                                       | <input checked="" type="checkbox"/> | All required perimeter landscape planters shown                                                                                                                                                                                             | Reduced Copy (8-1/2"x11" B/W; 1 per application):                                                                                                                                                                                             |                                                                                    | 0           |              |             |           |
| <input type="checkbox"/>                                                                                                                                                                       | <input checked="" type="checkbox"/> | All required parking lot fingers/islands shown                                                                                                                                                                                              | NOTES:                                                                                                                                                                                                                                        |                                                                                    |             |              |             |           |
| <input type="checkbox"/>                                                                                                                                                                       | <input checked="" type="checkbox"/> | Quantity, size, species/variety of all trees, shrubs, and ground cover                                                                                                                                                                      |                                                                                                                                                                                                                                               |                                                                                    |             |              |             |           |
| BUILDING ELEVATIONS                                                                                                                                                                            |                                     |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                               |                                                                                    |             |              |             |           |
| <input type="checkbox"/>                                                                                                                                                                       | <input checked="" type="checkbox"/> | Scale and building dimensions labeled                                                                                                                                                                                                       | Folded Plans (1 per application):                                                                                                                                                                                                             |                                                                                    | 0           |              |             |           |
| <input type="checkbox"/>                                                                                                                                                                       | <input checked="" type="checkbox"/> | North, south, east, and west elevations of all buildings                                                                                                                                                                                    | Colored, Rolled Plans:                                                                                                                                                                                                                        |                                                                                    | 0           |              |             |           |
| <input type="checkbox"/>                                                                                                                                                                       | <input checked="" type="checkbox"/> | All building materials and colors noted                                                                                                                                                                                                     | Reduced Copy (8-1/2"x11" B/W; 1 per application):                                                                                                                                                                                             |                                                                                    | 0           |              |             |           |
| <input type="checkbox"/>                                                                                                                                                                       | <input checked="" type="checkbox"/> | 8" x 10" photo of original color and material board                                                                                                                                                                                         | NOTES:                                                                                                                                                                                                                                        |                                                                                    |             |              |             |           |
| <input type="checkbox"/>                                                                                                                                                                       | <input checked="" type="checkbox"/> | All wall sign locations shown and sizes noted                                                                                                                                                                                               |                                                                                                                                                                                                                                               |                                                                                    |             |              |             |           |
| FLOOR PLANS - NO FOUR PLAN REQ'D                                                                                                                                                               |                                     |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                               |                                                                                    |             |              |             |           |
| <input checked="" type="checkbox"/>                                                                                                                                                            | <input checked="" type="checkbox"/> | Scale and building dimensions labeled                                                                                                                                                                                                       | Folded Plans (1 per application):                                                                                                                                                                                                             |                                                                                    | 0           |              |             |           |
| <input checked="" type="checkbox"/>                                                                                                                                                            | <input checked="" type="checkbox"/> | North arrow and scale                                                                                                                                                                                                                       | Rolled Plans:                                                                                                                                                                                                                                 |                                                                                    | 0           |              |             |           |
| <input checked="" type="checkbox"/>                                                                                                                                                            | <input checked="" type="checkbox"/> | All building entrances/exits shown                                                                                                                                                                                                          | Reduced Copy (8-1/2"x11" B/W; 1 per application):                                                                                                                                                                                             |                                                                                    | 0           |              |             |           |
| <input checked="" type="checkbox"/>                                                                                                                                                            | <input checked="" type="checkbox"/> | Use of all rooms noted/labeled                                                                                                                                                                                                              | NOTES:                                                                                                                                                                                                                                        |                                                                                    |             |              |             |           |
| <input checked="" type="checkbox"/>                                                                                                                                                            | <input checked="" type="checkbox"/> | Maximum Occupancy (per I.B.C.)                                                                                                                                                                                                              |                                                                                                                                                                                                                                               |                                                                                    |             |              |             |           |
| <input checked="" type="checkbox"/>                                                                                                                                                            | <input checked="" type="checkbox"/> | Seating Capacity (where applicable)                                                                                                                                                                                                         |                                                                                                                                                                                                                                               |                                                                                    |             |              |             |           |

\*\*\*CONTINUED NEXT PAGE\*\*\*

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Pre-Application  
Conference

Item Required

YES

NO

**CITY OF LAS VEGAS**  
**Planning & Development Department**  
**SUBMITTAL CHECKLIST (CONT.)**



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

|                                            |                                                                                            |                                        |                                                                                                 |
|--------------------------------------------|--------------------------------------------------------------------------------------------|----------------------------------------|-------------------------------------------------------------------------------------------------|
| <b>Owner / Applicant / Representative:</b> | Neon Museum / Westar Architects Group                                                      | <b>Application Type(s):</b>            | Review of Condition                                                                             |
| <b>APN(s):</b>                             | 139-27-805-005 and 139-27-812-045                                                          | <b>Application Purpose:</b>            | Review of Condition #17 for SDR-38563 and Review of Condition #2 for VAC-38583 (2 APPLICATIONS) |
| <b>Location:</b>                           | 770 N. Las Vegas Blvd                                                                      | <b>Pre-App. Meeting Date:</b>          | 12/02/10                                                                                        |
| <b>Ward:</b>                               | 5 - Barlow                                                                                 | <b>Submittal Deadline:</b>             | 12/09/10 - no later than 2:00 pm                                                                |
| <b>Planner's Signature:</b>                |  11/02/10 | <b>Earliest PC / CC Meeting Dates:</b> | 01/25/11 PC - 02/16/11 CC (Cycle 1)                                                             |
| <b>Planner:</b>                            | Steve Gebeke, Planning Supervisor - 229-5410                                               |                                        |                                                                                                 |

**Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:**

In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

# PRE-APPLICATION CONFERENCE NOTES

## CITY OF LAS VEGAS



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**Project Name: Neon Museum**

|                  |                                   |                          |                                    |
|------------------|-----------------------------------|--------------------------|------------------------------------|
| <b>APN(s):</b>   | 139-27-805-005 and 139-27-812-045 | <b>Pre-app Date:</b>     | 12/02/10                           |
| <b>Location:</b> | 770 N. Las Vegas Blvd             | <b>Meeting Location:</b> | DSC 1st Floor Conference Room - 1B |
| <b>Ward #:</b>   | 5 - Barlow                        | <b>Acres:</b>            | 1.13                               |
|                  |                                   | <b>Time:</b>             | 11:00 a.m.                         |

|                             |                                                                                                                               |             |                                         |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------|-------------|-----------------------------------------|
| <b>Applicant Info:</b>      | Same as Owner                                                                                                                 |             |                                         |
|                             | Phone: (702)-878-0000                                                                                                         | Fax: (702)- | Email:                                  |
| <b>Representative Info:</b> | Patrick Klenk / Cesar Solorzano, Westar Architects Group/ Nevada INC<br>701 Bridger Avenue, Suite #400<br>Las Vegas NV, 89101 |             |                                         |
|                             | Phone: (702)-878-0000                                                                                                         | Fax: (702)- | Email:                                  |
| <b>Ownership Info:</b>      | Neon Museum<br>400 Stewart Ave<br>Las Vegas, NV 89101                                                                         |             | Last Change of Ownership Date: 03/29/96 |
|                             | Phone: (702)-                                                                                                                 | Fax: (702)- | Email:                                  |

|                                                                           |                                                                                                                                                                                                  |                        |
|---------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| <b>Existing Use:</b>                                                      | Museum (under construction)                                                                                                                                                                      |                        |
| <b>Proposed Use:</b>                                                      | Museum (under construction)                                                                                                                                                                      |                        |
| <b>General Plan:</b>                                                      | <b>Existing:</b>                                                                                                                                                                                 | PF (Public Facilities) |
|                                                                           | <b>Proposed:</b>                                                                                                                                                                                 | No change proposed     |
| <b>Zoning:</b>                                                            | <b>Existing:</b>                                                                                                                                                                                 | C-V (Civic)            |
|                                                                           | <b>Proposed:</b>                                                                                                                                                                                 | No change proposed     |
| <b>Special Area, Master Plans, and / or Overlay Districts that Apply:</b> | Airport Overlay (200 Feet), Downtown North Land Use Plan, Las Vegas Boulevard Scenic Overlay District, DDRC review area, Historic<br>Special Land Use Designation (per plan, if applicable): N/A |                        |



**Meeting**



**Conversation Record**



**Telephone Record**

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

| Name               | Company/Department                   | Phone           | Fax      | Email        |
|--------------------|--------------------------------------|-----------------|----------|--------------|
| 1. Patrick Klenk   | Westar Archs Group / Nevada Inc      | 878-0000        |          | did not show |
| 2. Cesar Solorzano | Westar Archs Group / Nevada Inc      | 878-0000        |          |              |
| 3.                 |                                      |                 |          |              |
| 4.                 |                                      |                 |          |              |
| 5.                 |                                      |                 |          |              |
| 6.                 | CLV - Finance (Business License)     | 229-6321        | 383-0769 |              |
| 7.                 | CLV - PW - Dev Co                    | 229-6578        | 474-7599 |              |
| 8.                 | CLV - PW - Traffic                   | 229-6901 / 6880 |          |              |
| 9.                 | CLV - PW - Flood                     | 229-6541        | 382-8551 |              |
| 10.                | CLV - Building and Safety            | 229-6251        | 382-1731 |              |
| 11.                | CLV - Fire and Rescue                | 229-0366        | 229-0124 |              |
| 12.                | CLV - Office of Business Development | 229-6551        | 385-3128 |              |

OR: ☐ see Meeting Attendance Sheet

**RECEIVED**  
DEC 09 2010

## PRE-APPLICATION CONFERENCE NOTES

# CITY OF LAS VEGAS



Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☐ YES ☒ NO  
If yes, Please detail how in your justification letter. Please refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

### Meeting Notes:

1. A 20-foot Public Sewer Easement was conditioned under both SDR-38563 (Condition of Approval #17) and VAC-38583 (Condition of Approval #2). The order of Vacation has not been recorded.
2. A Review of Condition application will be required to change each of the conditions.
3. Additional plans /exhibits required by PW?

PW - WANTS REVISED JUST LETTER TO JUSTIFY REDUCED WIDTH

-- Please return a copy of this form with the original Pre-Application Submittal Checklist --

\*\*Complete Submittal Packets **MUST** be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date, no exceptions\*\*



January 26, 2011

Mr. Jorge Cervantes  
City of Las Vegas  
333 North Rancho Drive, 9<sup>th</sup> Floor  
Las Vegas, Nevada 89107

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

**RE: ROC-40428 - REVIEW OF CONDITION RELATED TO ROC-40429  
PLANNING COMMISSION MEETING OF JANUARY 25, 2011**

Dear Mr. Cervantes:

Your request for a Review of Condition of a previously approved Site Development Plan Review (SDR-38563) FOR A 14-FOOT, 6-INCH PUBLIC SEWER EASEMENT WHERE CONDITION OF APPROVAL NUMBER 17 REQUIRES 20 FEET at 770 Las Vegas Boulevard (APN 139-27-805-005), C-V (Civic) Zone, Ward 5 (Barlow), was considered by the Planning Commission on January 25, 2011.

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

**Planning and Development**

1. Conformance to the conditions of approval of Site Development Plan Review (SDR-38563), except as amended herein.

**Public Works**

2. Original condition of approval #17 of the Site Development Plan Review (SDR-38563) shall be deleted and replaced by the following:

Grant a 14.5-foot Public Sewer Easement over the existing public sewer line on this site. Alternatively, provide appropriate documentation acceptable to the City Engineer of the intent to reserve a 14.5-foot Public Sewer Easement over the existing sewer line prior to the issuance of any building permits. The proposed building shall not encroach into the public sewer easement area and the easement may be offset a distance (acceptable to the Collection Systems Planning Section of the Department of Public Works) from the center of the existing public sewer line to accommodate the proposed building.

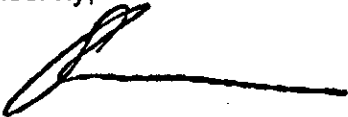
CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011  
TTY 702.386.9108  
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

Mr. Jorge Cervantes  
ROC-40428 - Page Two  
January 26, 2011

This action by the Planning Commission on **January 25, 2011** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **February 7, 2011**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Ms. Dorothy Wright  
Neon Museum  
City of Las Vegas  
400 East Stewart Avenue  
Las Vegas, Nevada 89101

Mr. Pat Klenk  
WESTAR Architects  
701 Bridger Avenue, Suite #400  
Las Vegas, Nevada 89101

P/L 205/180

# **Report of All Selected Parcels**

**Case Number:** ROC-40428 ; ROC-40429

**Printed On:** Thu: December 16, 2010

| <u>Owner</u>                   | <u>Address</u>                                         | <u>Parcel Numbe</u> |
|--------------------------------|--------------------------------------------------------|---------------------|
| 4 USA L L C                    | P O BOX 56376 SHERMAN OAKS CA                          | 13926410073         |
| 530 HOLDINGS L L C             | 3900 PARADISE RD #101 LAS VEGAS NV                     | 13927804001         |
| 717 L L C                      | %T COBLENTZ %S & A FELD 3207 BEL AIR DR LAS VEGAS NV   | 13927812003         |
| 7-ELEVEN INC                   | %AV TAX DEPT P O BDX 711 DALLAS TX                     | 13927805002         |
| A J C INVESTMENTS L L C        | 3726 ROSECREST S CIR LAS VEGAS NV                      | 13926410105         |
| ALBRITTON WAYNE C & GRETA M    | 1123 CIRCULO SAN SORRENTO RD PALM SPRINGS CA           | 13926410031         |
| ALI SYED AMJAD                 | P O BOX 70634 LAS VEGAS NV                             | 13927711013         |
| ANSARI ABDUL RAHIM & NASEEMA   | 8701 KNOLL MIST DR LAS VEGAS NV                        | 13927811048         |
| ARELLANO CARLOS & MARIA E      | 612 E WILSON AVE LAS VEGAS NV                          | 13927812024         |
| AVERY MARTA & ROBERT           | 608 E WILSON AVE LAS VEGAS NV                          | 13927812023         |
| AVILA ADALBERTO & MARIA        | 637 N 10TH ST LAS VEGAS NV                             | 13926410030         |
| AYLING NELSON                  | 730 S HANOVER ST BALTIMORE MD                          | 13927811030         |
| BAHNAM NASRI                   | 61 CHURCH ST WEST ROXBURY CT                           | 13926410022         |
| BAHNAM NASRI                   | 61 CHURCH ST WEST ROXBURY CT                           | 13926410021         |
| BAHNAM NASRI                   | 61 CHURCH ST WEST ROXBURY CT                           | 13926410023         |
| BANK NEW YORK MELLON TRS       | 400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA                | 13927811008         |
| BANK U S NATIONAL ASSN TRS     | %AMER SRVCING CO 1 HOME CAMPUS X2504-017 DES MOINES IA | 13934512044         |
| BELLAMY ADAM JOSEPH & ANGELA M | 528 N 9TH ST LAS VEGAS NV                              | 13935110002         |
| BELLAMY FAMILY TRUST 2001      | 4066 VANCOUVER AVE LAS VEGAS NV                        | 13935110001         |
| BELTRAN FRANCISCO J            | 624 N 9TH ST LAS VEGAS NV                              | 13926410101         |
| BILLINGSLEY SHEILA & TRENT     | P O BOX 59 BLUE DIAMOND NV                             | 13926410079         |
| BJELICICH GEORGE & VIDINKA     | 4019 WALDDORF CT LAS VEGAS NV                          | 13927811020         |
| BJELICICH GEORGE & VIDINKA     | 4019 WALDORF CT LAS VEGAS NV                           | 13927811025         |
| BLASKO MICHAEL J & JANICE L    | 523 N 8TH ST LAS VEGAS NV                              | 13934512073         |
| BONANZA SPRINGS SUITES L L C   | 3900 PARADISE RD #101 LAS VEGAS NV                     | 13927804002         |
| BUCKLEY THOMAS R & BECKY M     | 1930 KACHINA MOUNTAIN DR HENDERSON NV                  | 13934512045         |
| BURNSIDE JOHN                  | 7617 STRAYHORSE AVE LAS VEGAS NV                       | 13926410050         |
| CAMPOSECO DAMARIS N            | 13429 CERISE AVE HAWTHORNE CA                          | 13927811010         |
| CAPRICORN SERIES L L C VI      | 3540 W SAHARA #156 LAS VEGAS NV                        | 13927811037         |
| CAPRICORN SERIES L L C X       | 3540 W SAHARA #156 LAS VEGAS NV                        | 13927811049         |
| CARPENTER MARIANNE REV LIV TR  | 742 N 9TH ST LAS VEGAS NV                              | 13926410002         |
| CARPENTER MARIANNE REV LIV TR  | 742 N 9TH ST LAS VEGAS NV                              | 13926410001         |

**Report of All Selected Parcels****Case Number:** ROC-40428**Printed On:** Thu: December 16, 2010

| <u>Owner</u>                   | <u>Address</u>                                              | <u>Parcel Number</u> |
|--------------------------------|-------------------------------------------------------------|----------------------|
| CARRIAGE CEMETERY SERVICES INC | %PROPERTY TAX DEPT 3040 POST OAK BLVD #300 HOUSTON TX       | 13927708003          |
| CARRILLO FRANCISCO             | 732 N 10TH ST LAS VEGAS NV                                  | 13926410042          |
| CASA SUITES L L C              | %SIEGEL GROUP NEVADA INC 3900 PARADISE RD #101 LAS VEGAS NV | 13927812016          |
| CASA SUITES L L C              | %SIEGEL GROUP NEVADA INC 3900 PARADISE RD #101 LAS VEGAS NV | 13927812009          |
| CASA SUITES L L C              | %SIEGEL GROUP NEVADA INC 3900 PARADISE RD #101 LAS VEGAS NV | 13927812010          |
| CHAVEZ JOSE E T                | 1246 S WILSON DR W COVINA CA                                | 13927811032          |
| CIN-TEN PPTYS                  | 900 TONI AVE LAS VEGAS NV                                   | 13926410033          |
| CIN-TEN PPTYS                  | 900 TONI AVE LAS VEGAS NV                                   | 13926410034          |
| CITY OF LAS VEGAS              | 400 E STEWART LAS VEGAS NV                                  | 13927803004          |
| CITY OF LAS VEGAS              | 400 E STEWART AVE LAS VEGAS NV                              | 13927708016          |
| CITY OF LAS VEGAS              | 400 E STEWART AVE LAS VEGAS NV                              | 13927812045          |
| CITY OF LAS VEGAS              | 400 E STEWART AVE 4TH FLR LAS VEGAS NV                      | 13927805004          |
| CITY OF LAS VEGAS              | 400 E STEWART AVE 4TH FLOOR LAS VEGAS NV                    | 13927805001          |
| CITY OF LAS VEGAS              | 400 E STEWART LAS VEGAS NV                                  | 13927803006          |
| CITY OF LAS VEGAS              | 400 E STEWART AVE LAS VEGAS NV                              | 13927708014          |
| CITY OF LAS VEGAS              | 400 E STEWART AVE LAS VEGAS NV                              | 13926301005          |
| CITY OF LAS VEGAS              | 833 LAS VEGAS BLVD N LAS VEGAS NV                           | 13927708013          |
| CITY OF LAS VEGAS              | 900 N LAS VEGAS BLVD LAS VEGAS NV                           | 13926301006          |
| CITY OF LAS VEGAS              | 400 E STEWART AVE LAS VEGAS NV                              | 13926301005          |
| CITY OF LAS VEGAS              | 900 N LAS VEGAS BLVD LAS VEGAS NV                           | 13926301006          |
| CITY OF LAS VEGAS              | 400 E STEWART AVE LAS VEGAS NV                              | 13927805005          |
| CIVIC CENTER PLAZA L L C       | %EQUITY GROUP 8367 W FLAMINGO #201 LAS VEGAS NV             | 13927812005          |
| CLARK ED & ELIZABETH           | 514 N 7TH ST LAS VEGAS NV                                   | 13934512046          |
| CLOUDBREAK LAS VEGAS L L C     | 414 S MARENGO AVE PASADENA CA                               | 13927805003          |
| CLOUDBREAK LAS VEGAS L L C     | 414 S MARENGO AVE PASADENA CA                               | 13927812017          |
| COBLENTZ ALEXANDER & T LIV TR  | %T COBLENTZ %S & A FELD 3207 BEL AIR DR LAS VEGAS NV        | 13927812007          |
| COBLENTZ ALEXANDER & T LIV TR  | %T COBLENTZ %S & A FELD 3207 BEL AIR DR LAS VEGAS NV        | 13927812008          |
| CORRAL ELVIA                   | 631 N 10TH ST #B LAS VEGAS NV                               | 13926410028          |
| CORRAL HUGO                    | 6719 AZURE CLOUDS AVE LAS VEGAS NV                          | 13926410025          |
| COUNTY OF CLARK(LV CONV AUTH)  | 500 S GRAND CENTRAL PKWY LAS VEGAS NV                       | 13927709001          |
| COUNTY OF CLARK(LV CONV AUTH)  | 500 S GRAND CENTRAL PKWY LAS VEGAS NV                       | 13926301004          |
| COXSEY ROBERT KARL             | 3650 GINA PL LAS VEGAS NV                                   | 13926410102          |

**Report of All Selected Parcels****Case Number:** ROC-40428**Printed On:** Thu: December 16, 2010

| <u>Owner</u>                    | <u>Address</u>                         | <u>Parcel Number</u> |
|---------------------------------|----------------------------------------|----------------------|
| CROWE DEBORAH                   | 608 ENCANTO DR LAS VEGAS NV            | 13927812018          |
| CULP ROGER GEORGE TRUST         | 1409 FAY BLVD LAS VEGAS NV             | 13926410053          |
| DANTAM PENG S                   | 458 DRIFT STONE AVE LAS VEGAS NV       | 13926410058          |
| DEBERUMEN FERMINA CORNEJO       | 627 BELL DR LAS VEGAS NV               | 13927811007          |
| DEBERUMEN FERMINA CORNEJO       | 618 BELL DR LAS VEGAS NV               | 13927811054          |
| DELAMORA ARTURO                 | 612 N 9TH ST LAS VEGAS NV              | 13926410017          |
| DELEON GUSTAVO                  | 1020 OAKLEY BLVD LAS VEGAS NV          | 13926410016          |
| DENIS MOISES & SUSAN            | 3204 OSAGE AVE LAS VEGAS NV            | 13926410047          |
| DESERT LAND HOLDINGS COPR       | 9550 S EASTERN AVE #253 LAS VEGAS NV   | 13927812036          |
| EAST HOUSE UNLIMITED L L C      | 5446 PINE RANCH CT LAS VEGAS NV        | 13927812021          |
| EBIYA ANOTONIO P & EMPERATRIZ L | 726 N 9TH ST LAS VEGAS NV              | 13926410004          |
| EBIYA ANTONIO P & EMPERATRIZ L  | 728 N 9TH ST LAS VEGAS NV              | 13926410003          |
| EBIYA FRANCIS ROD P & JULIETA A | 710 N 9TH ST LAS VEGAS NV              | 13926410008          |
| EBIYA FRANKIE L                 | 721 N 9TH ST LAS VEGAS NV              | 13927812035          |
| EBIYA NELSON P & NELSON PEREZ   | 2231 ALLEGIANCE DR NO LAS VEGAS NV     | 13927812027          |
| EBIYA NOVERT L                  | 728 N 9TH ST LAS VEGAS NV              | 13926410005          |
| EL CASA I L L C                 | 9436 W LAKE MEAD BLVD #15 LAS VEGAS NV | 13926410056          |
| ENCANTO DRIVE TRUST             | 900 S LAS VEGAS BLVD #810 LAS VEGAS NV | 13927812019          |
| ERICKSTEN MARIA                 | 5875 S LAMB BLVD LAS VEGAS NV          | 13926410052          |
| ERICKSTEN MARIA D               | 5875 S LAMB BLVD LAS VEGAS NV          | 13926410026          |
| FEDERAL HOME LOAN MORTGAGE CORP | 3476 STATEVIEW BLVD FORT MILL SC       | 13927811031          |
| FLORES JESUS                    | 15707 MADRIS AVE NORWALK CA            | 13926410029          |
| FRANKLIN STEVEN                 | 624 N 4TH ST LAS VEGAS NV              | 13927811029          |
| FREEMAL THOMAS F & LINDA M      | 5905 BLUSH AVE LAS VEGAS NV            | 13926410018          |
| FREMONT WEST SHOPPING CENTER    | %BECKER ENTPRS 50 S JONES LAS VEGAS NV | 13926410051          |
| GALLEGO CAMILLE                 | 711 BELL DR LAS VEGAS NV               | 13927811014          |
| GAMBOA ARTURO M & GUADALUPE L   | 9265 S DECATUR BLVD LAS VEGAS NV       | 13926410043          |
| GAMBOA ARTURO M & GUADALUPE L   | 9265 S DECATUR BLVD LAS VEGAS NV       | 13926410044          |
| GARCIA JOSE THOMAS GUTIERREZ    | 728 N 11TH ST LAS VEGAS NV             | 13926410077          |
| GILL RAFFORD R & DARVINE        | 725 N 10TH ST LAS VEGAS NV             | 13926410036          |
| GOMEZ RAFAEL LOPEZ              | 742 BILTMORE DR LAS VEGAS NV           | 13927712014          |
| GONZALEZ APOLINAR & NORMA A     | 800 BILTMORE DR LAS VEGAS NV           | 13927712011          |

**Report of All Selected Parcels****Case Number:** ROC-40428**Printed On:** Thu: December 16, 2010

| <u>Owner</u>                     | <u>Address</u>                            | <u>Parcel Number</u> |
|----------------------------------|-------------------------------------------|----------------------|
| GONZALEZ REFUGIO                 | 615 E WILSON AVE LAS VEGAS NV             | 13927812028          |
| GONZALEZ REFUGIO & BLANCA        | 615 E WILSON AVE LAS VEGAS NV             | 13926410024          |
| GROUND UP INVESTMENTS L L C      | 7023 VIA CANDREJO CARLSBAD CA             | 13926410012          |
| GRUIDL BERNARD                   | P O BOX 21119 WICKENBURG AZ               | 13927812022          |
| GUERRERO IMELDA DEL CARMEN       | 606 TIFFANY LN LAS VEGAS NV               | 13927811035          |
| GUKASSIAN ANGELA                 | 1348 SONORA AVE GLENDALE CA               | 13926410055          |
| GUTIERREZ JOSE E                 | 1000 W JEWELL AVE SALT LAKE CITY UT       | 13926410072          |
| GUTIERREZ JOSE E & ELVA          | 1000 W JEWELL AVE SALT LAKE CITY UT       | 13926410076          |
| HARMON JEFFREY E & RHONDA FAM TR | 3668 HILLARY ELAN CT LAS VEGAS NV         | 13927811021          |
| HICKS HARRIETT T & RICHARD C     | 816 BILTMORE DR LAS VEGAS NV              | 13927711014          |
| HIDDEN HAROLD E & MARY L         | 621 BELL DR LAS VEGAS NV                  | 13927811006          |
| HOOPER INDUST LTD                | 2954 SUN LAKE DR LAS VEGAS NV             | 13934512042          |
| HOPELESS IN L V L L C            | %L THOMPSON P O BOX 28399 LAS VEGAS NV    | 13927811043          |
| HOPELESS IN L V L L C            | %L THOMPSON P O BOX 28399 LAS VEGAS NV    | 13927811042          |
| HOPELESS IN L V L L C            | %L THOMPSON P O BOX 28399 LAS VEGAS NV    | 13927811036          |
| HOPELESS IN L V L L C            | %L THOMPSON P O BOX 28399 LAS VEGAS NV    | 13927811041          |
| HOPELESS IN LAS VEGAS L L C      | %L THOMPSON P O BOX 28399 LAS VEGAS NV    | 13927811040          |
| JIMENEZ JAIME R                  | 738 ENCANTO DR LAS VEGAS NV               | 13927812032          |
| KAPETAN GARY & LINDA             | 5330 E CHARLESTON BLVD LAS VEGAS NV       | 13927811051          |
| KAWAMURA TED & LUELLA N          | 2652 S KING ST HONOLULU HI                | 13926410015          |
| KAWAMURA TED JR & LUELLA N       | 2652 S KING ST HONOLULU HI                | 13926410032          |
| KING-SILVERHULT STIG             | 312 BONANZA WY LAS VEGAS NV               | 13927811050          |
| KITCHUKOV TODOR                  | 2500 S POWER RD #120 MESA AZ              | 13927811019          |
| KRIER COURTNEY                   | 131 N 9TH ST LAS VEGAS NV                 | 13927812034          |
| LACA MARILEE                     | 4928 HIGHLAND VIEW LOS ANGELES CA         | 13927811009          |
| LAMOTHE EDWARD J III & ANA MAE   | 8408 JUSTINE CT LAS VEGAS NV              | 13926410070          |
| LARK PROPERTIES L L C            | %L WYSS 1122 E LINCOLN AVE #204 ORANGE CA | 13926410067          |
| LASKOWSKI DANUTA B               | 8218 WILDFIRE ST LAS VEGAS NV             | 13926410011          |
| LASKOWSKI MIECZYSLAW & DANUTA B  | 8218 WILDFIRE ST LAS VEGAS NV             | 13926410013          |
| LEYVA RAFAEL                     | 628 N 10TH ST LAS VEGAS NV                | 13926410054          |
| LITVAK DAVID M                   | 2005 PINTO LN LAS VEGAS NV                | 13934512040          |
| LODGE AMERICAN LEGION POST #8    | 733 VETERANS MEMORIAL DR LAS VEGAS NV     | 13927708007          |

**Report of All Selected Parcels****Case Number:** ROC-40428**Printed On:** Thu: December 16, 2010

| <u>Owner</u>                 | <u>Address</u>                      | <u>Parcel Numbe</u> |
|------------------------------|-------------------------------------|---------------------|
| LODGE ELKS PAST RULERS #1468 | 4100 W CHARLESTON BLVD LAS VEGAS NV | 13927804004         |
| LODGE V F W                  | BDX 659 LAS VEGAS NV                | 13927812004         |
| LONG MELA LEE                | 611 E BELL DR LAS VEGAS NV          | 13927811004         |
| LOPEZ-GOMEZ RAFAEL           | 742 BILTMORE DR LAS VEGAS NV        | 13927712013         |
| LOUDEN MARILYN K             | 1853 HALLWOOD DR LAS VEGAS NV       | 13927712015         |
| MARALIT THELMA L             | 716 N 9TH ST LAS VEGAS NV           | 13926410006         |
| MARTINEZ DORA A              | 1932 E ST LOUIS AVE LAS VEGAS NV    | 13926410069         |
| MARTINEZ JUAN J & ANITA V    | 2110 TUBMAN HOME RD AUGUSTA GA      | 13926410009         |
| MATEO MARGARITO PINTO        | 331 S LAUREL ST SANTA ANA CA        | 13927812029         |
| MCCARTER RICHARD A           | 622 BELL DR LAS VEGAS NV            | 13927811053         |
| MEDINA RUBEN & MARIA TERESA  | 625 N 10TH ST LAS VEGAS NV          | 13926410027         |
| MEZA-PALACIO FRANCISCO       | 737 N 11TH ST LAS VEGAS NV          | 13926410078         |
| MITCHELL GLORIA D & HARRY A  | 4101 AUTUMN ST LAS VEGAS NV         | 13927712012         |
| MORENO ANTONIO               | P O BOX 21679 LONG BEACH CA         | 13927812006         |
| MORENO GERALDO P             | 724 ENCANTO DR LAS VEGAS NV         | 13927812030         |
| MORTON JENNIE B FAMILY TRUST | 305 BONANZA WY LAS VEGAS NV         | 13927811044         |
| MOSAVINEJAD MAJID SEYED      | 8701 KNOLLMIST DR LAS VEGAS NV      | 13927811005         |
| MUNOZ JUAN R & VIRGINIA P    | 405 S MCDOWELL AVE LOS ANGELES CA   | 13927811024         |
| NELSON MIRIAM L TRS          | 620 LACY LN LAS VEGAS NV            | 13926410020         |
| NOVOTNY CARL F TRUST         | 5245 HARRISON DR LAS VEGAS NV       | 13927811023         |
| OCHOA FELIPE & MARIA C       | 137 PALMER DEL RIO CT LAS VEGAS NV  | 13926410074         |
| ORTIZ JESSE A                | 1204 RALPH CIR LAS VEGAS NV         | 13926410075         |
| PADILLA FELIPE DE JESUS C    | 2330 N WALNUT RD LAS VEGAS NV       | 13926410037         |
| PADILLA JUSTINO              | 2330 N WALNUT LAS VEGAS NV          | 13926410038         |
| PERALTA RAMON E              | 709 N 11TH ST #4 LAS VEGAS NV       | 13926410071         |
| PEREZ RAMON & MARILU         | 6419 SHINING SAND AVE LAS VEGAS NV  | 13926410103         |
| PESLIN EVELYN E & JOHN E     | 616 N 4TH ST LAS VEGAS NV           | 13927811022         |
| R R R HOMES L L C            | P O BOX 98378 LAS VEGAS NV          | 13934512074         |
| RENKIEWICZ DOLORESA MARIE    | P O BOX 60355 LAS VEGAS NV          | 13926410057         |
| REYES REFUGIO MEDINA         | 707 N 9TH ST LAS VEGAS NV           | 13927812038         |
| RICCIARDELLI RUSSELL N       | 9393 N KRAFT AVE LAS VEGAS NV       | 13926410045         |
| RIVERA LETICIA & VIOLETA     | 609 BELL DR LAS VEGAS NV            | 13927811003         |

**Report of All Selected Parcels****Case Number:** ROC-40428**Printed On:** Thu: December 16, 2010

| <u>Owner</u>                     | <u>Address</u>                             | <u>Parcel Numbe</u> |
|----------------------------------|--------------------------------------------|---------------------|
| RIZZO SALVATORE & SHERMAN FAM TR | 2570 LINCOLN RD LAS VEGAS NV               | 13927711015         |
| RODRIGUEZ A R & P JT REV TR AGMT | 2325 BOULDER L A BELOIT WI                 | 13927811018         |
| RODRIGUEZ ABRAHAM R & P D REV TR | 2325 BOULDER LN BELOIT WI                  | 13927811052         |
| RODRIGUEZ DAVID RIVIERA          | 808 BILTMORE DR LAS VEGAS NV               | 13927711012         |
| RODRIGUEZ ROGELIO                | 705 BELL DR LAS VEGAS NV                   | 13927811013         |
| RODRIGUEZ-BAHENA SERGIO          | 704 ENCANTO DR LAS VEGAS NV                | 13927812020         |
| ROMANO DANIEL A                  | 733 N 10TH ST LAS VEGAS NV                 | 13926410039         |
| ROMANO DANIEL ALLEN              | 733 N 10TH ST LAS VEGAS NV                 | 13927811038         |
| RUIZ LETISIA                     | 12839 LARWIN RD NORWALK CA                 | 13926410035         |
| RYAN CO L L C                    | 436 S 10 W FARMINGTON UT                   | 13934512041         |
| SALGADO JOSE C & SOCORRO         | 716 N 10TH ST LAS VEGAS NV                 | 13926410046         |
| SANCHEZ LUZ PRECIADO             | 708 N 10TH ST LAS VEGAS NV                 | 13926410048         |
| SAR HOUR & SAMPHOUN              | 6557 FIELDMOUSE AVE LAS VEGAS NV           | 13926410104         |
| SAVILLE ROBERT S & GUADALUPE Y   | 159 SAGEMONT CIR PARACHUTE CO              | 13927811026         |
| SCAGNELLI STELLA K & JIMMY       | %S LETOURNEAU 3708 MIGUELS LN LAS VEGAS NV | 13927811011         |
| SCHOOL BOARD OF TRUSTEES         | 2832 E FLAMINGO LAS VEGAS NV               | 13927708004         |
| SEAL JAMES L                     | 4316 VIA VAQUERO AVE LAS VEGAS NV          | 13927812026         |
| SEQUEIRA JOSE R JR & MARIA G     | P O BOX 43222 LAS VEGAS NV                 | 13934512043         |
| SEVON L L C                      | 4391 FERNBROOK RD LAS VEGAS NV             | 13927711016         |
| SHEBAH YHIEL                     | 714 LAS VEGAS BLVD N LAS VEGAS NV          | 13927812001         |
| SHEBAH YHIEL                     | 714 LAS VEGAS BLVD N LAS VEGAS NV          | 13927811016         |
| SHEBAH YHIEL                     | 714 LAS VEGAS BLVD N LAS VEGAS NV          | 13927812011         |
| SHEBAH YMIEL                     | 715 BELL DR LAS VEGAS NV                   | 13927811015         |
| SOLORZANO SALVADOR               | 618 TIFFANY LN LAS VEGAS NV                | 13927811033         |
| SOTO-SOLORZANO TOMAS             | 704 N 10TH ST LAS VEGAS NV                 | 13926410049         |
| SOURLA-SEARLES CHRYSOULA A       | 605 N 4TH ST LAS VEGAS NV                  | 13927811027         |
| SOURLA-SEARLES CHRYSOULA A       | 605 N 4TH ST LAS VEGAS NV                  | 13927811028         |
| STEINHART RICHARD JAY            | 1512 JARVIS CT SAN JOSE CA                 | 13926410019         |
| STODDART TERRY B & SONIA O       | 712 N 9TH ST LAS VEGAS NV                  | 13926410007         |
| STUBLER FAMILY TRUST             | 3756 N TORREY PINES DR LAS VEGAS NV        | 13926410068         |
| T L C PROPERTIES INC             | 1863 HELM DR LAS VEGAS NV                  | 13927804003         |
| TAKATA JIM                       | 24212 S ESHELMAN AVE LOMITA CA             | 13926410100         |

**Report of All Selected Parcels****Case Number:** ROC-40428**Printed On:** Thu: December 16, 2010

| <b><u>Owner</u></b>        | <b><u>Address</u></b>                | <b><u>Parcel Number</u></b> |
|----------------------------|--------------------------------------|-----------------------------|
| TALAVERA JOSE L & OMAR     | 6320 NEWBRUNSWICK AVE LAS VEGAS NV   | 13926410066                 |
| TAN WINSTON                | 6030 ROMAINE ST LOS ANGELES CA       | 13927812037                 |
| VARGAS JORGE RANGEL        | 3020 GARNET CT LAS VEGAS NV          | 13926410010                 |
| VILLAGRANA JULIO & ESTELA  | 804 BILTMORE DR LAS VEGAS NV         | 13927712010                 |
| WELTMER JOSH & LLUVIA      | 24219 SE 43RD CT ISSAQUAH WA         | 13927812025                 |
| WINTHROP TRUST ETAL        | 3207 BEL AIR DR LAS VEGAS NV         | 13927812002                 |
| WOLF PAC FAMILY TRUST      | P O BOX 19425 JEAN NV                | 13927812033                 |
| WOODBIDGE JAMES A          | 1215 S FORT APACHE #220 LAS VEGAS NV | 13927811055                 |
| YIMLAMAI BOONCHAI & SOMLEE | 2203 W ALMOND AVE ORANGE CA          | 13927811034                 |
| YIMLAMAI BOONCHAI & SOMLEE | 2203 W ALMOND AVE ORANGE CA          | 13927811012                 |
| YIMLAMAI BOONCHAI & SOMLEE | 2203 W ALMOND AVE ORANGE CA          | 13927811039                 |
| YIMLAMAI DEAN              | 2203 W ALMOND AVE ORANGE CA          | 13927811017                 |
| ZVULUN SHAFIK              | 726 ENCANTO DR LAS VEGAS NV          | 13927812031                 |



January 13, 2011

Mr. Jorge Cervantes  
City of Las Vegas  
400 East Stewart Avenue, 4th Floor  
Las Vegas, Nevada 89101

**RE: ROC-40428 - REVIEW OF CONDITION RELATED TO ROC-40429  
PLANNING COMMISSION MEETING OF JANUARY 25, 2011**

Dear Mr. Cervantes:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **January 25, 2011** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, January 19, 2011** at [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov). If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

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

Sincerely,

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

cc: Ms. Dorothy Wright  
Neon Museum  
City of Las Vegas  
400 East Stewart Avenue  
Las Vegas, Nevada 89101

Mr. Pat Klenk  
WESTAR Architects  
701 Bridger Avenue, Suite #400  
Las Vegas, Nevada 89101

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

VOICE 702.229.6011  
TTY 702.386.9108  
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

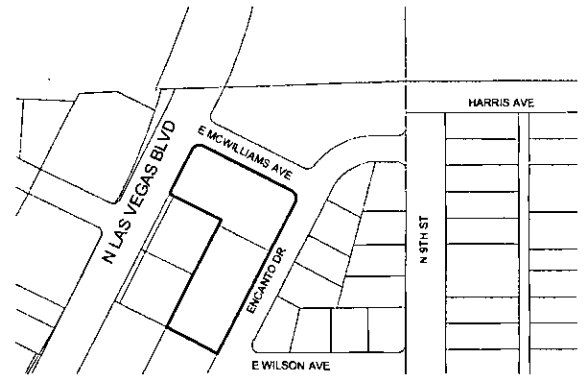
## Application Information

**ROC-40428 - REVIEW OF CONDITION - PUBLIC HEARING**  
**- APPLICANT: THE NEON MUSEUM - OWNER: CITY OF LAS VEGAS** - Request for a Review of Condition of a previously approved Site Development Plan Review (SDR-38563) FOR A 14-FOOT, 6-INCH PUBLIC SEWER EASEMENT WHERE CONDITION OF APPROVAL NUMBER 17 REQUIRES 20 FEET at 770 Las Vegas Boulevard (APN 139-27-805-005), C-V (Civic) Zone, Ward 5 (Barlow).

**ROC-40429 - REVIEW OF CONDITION - PUBLIC HEARING**  
**- APPLICANT: THE NEON MUSEUM - OWNER: CITY OF LAS VEGAS** - Request for a Review of Condition of a previously approved Vacation (VAC-38583) FOR A 14-FOOT, 6-INCH PUBLIC SEWER EASEMENT WHERE CONDITION OF APPROVAL NUMBER TWO REQUIRES 20 FEET at 770 Las Vegas Boulevard (APN 139-27-805-005), Ward 5 (Barlow).

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

## Application Location



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

### Public Hearing Information

**Meeting:** Planning Commission  
**Date:** January 25, 2011  
**Time:** 6:00 P.M.  
**Location:** City Council Chambers  
400 Stewart Avenue  
Las Vegas, Nevada

## Application Information

**ROC-40428 - REVIEW OF CONDITION - PUBLIC HEARING**  
**- APPLICANT: THE NEON MUSEUM - OWNER: CITY OF LAS VEGAS** - Request for a Review of Condition of a previously approved Site Development Plan Review (SDR-38563) FOR A 14-FOOT, 6-INCH PUBLIC SEWER EASEMENT WHERE CONDITION OF APPROVAL NUMBER 17 REQUIRES 20 FEET at 770 Las Vegas Boulevard (APN 139-27-805-005), C-V (Civic) Zone, Ward 5 (Barlow).

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## Application Location



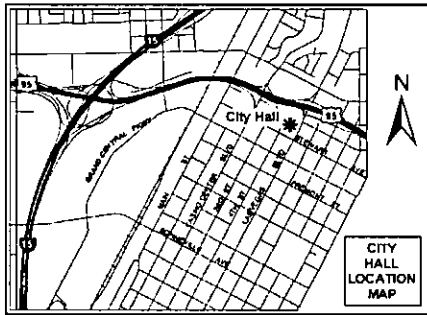
The proposed project may not pertain to the entire highlighted project site.

### Public Hearing Information

**Meeting:** Planning Commission  
**Date:** January 25, 2011  
**Time:** 6:00 P.M.  
**Location:** City Council Chambers  
400 Stewart Avenue  
Las Vegas, Nevada

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

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



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

☐

I SUPPORT  
this Request

☐

I OPPOSE  
this Request

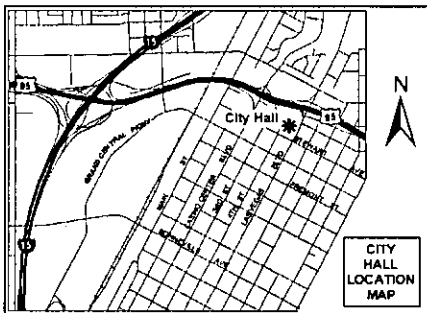
Please use available blank space on card for your comments.

**ROC-40428 & ROC-40429**

Planning Commission Meeting of 1/25/2011

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

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



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☐

I SUPPORT  
this Request

☐

I OPPOSE  
this Request

Please use available blank space on card for your comments.

**ROC-40428 & ROC-40429**

Planning Commission Meeting of 1/25/2011

## **Development Notification**

PC Meeting: January 25, 2011.

---

**The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:**

---

**ROC-40428**

Archie C. Grant Park Resident Council

Boulder Dam Homesites

Church-Noblitt NA

Cultural Corridor Coalition NCG

Downtown Business Operators Council

Fremont Street Experience Business Association

Hewelson Parent Organization

Marble Manor Annex Resident Council

Mayfair NA

Robert Gordon Plaza Resident Council

South Cove Apartments

Stewart Town HOA

Towne Terrace Apartments

Vera Johnson Manor A Resident Council

WLV-NAA1

WLV-NAA2

WLV-NAA4



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

JORGE CERVANTES  
PUBLIC WORKS DIRECTOR

CITY OF LAS VEGAS  
DEPARTMENT OF PUBLIC WORKS  
CAPITAL PROJECT MANAGEMENT  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

OFFICE 702.229.6535

FAX 702.384.4846

TTY 702.386.9108

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

January 4, 2011

Margo Wheeler  
Director of Planning and Development  
731 So 4<sup>th</sup> Street  
Las Vegas, Nevada 89101

RE: Neon Museum Visitors Center Justification letter for SDR-38563

Dear Margo;

The Public works condition on SDR-38563 requires widening the existing 10' utility easement to 20'.

We request modifying the existing 10' utility easement next to the La Concha building to 14'-6" along the building.

The South half of the existing 10' easement is bordered by the existing Boneyard wall on the East and the existing Market Building on the West. On the adjacent Boneyard Park project it was determined that widening the easement is not feasible. A reasonable accommodation approved by the existing utilities was made during construction along the South Boneyard by adding an operable gate near the existing NV Energy vaults on the East side of the easement.

The existing 10' utility easement next to the La Concha building is bordered by the existing La Concha building on the West and the building canopy columns on the East. To facilitate utility access we have worked with Public Works staff to widen the existing 10' easement to 14'-6" along the building running to the McWilliams. The canopy maintains a 20' Clear height along the easement. We have also provided an industrial driveway and gate on McWilliams for utility maintenance which will allow vehicular access through the 14'-6 width to the 10' width on the South side of the building.

Capital Project Management requests planning approval as reasonable accommodation and the only feasible solution.

Sincerely,

A handwritten signature in black ink, appearing to read "Samuel D. Tolman".

Samuel D. Tolman AIA

Architectural Project Manager

cc: Westar Architects, Bart Anderson, Lucien Paet, Tim Parks

A handwritten signature in black ink, appearing to read "Margo Wheeler".

JAN - 4 2011

ROC-40428

# Memorandum

City of Las Vegas  
Department of Public Works  
Development Coordination

**To:** Department of Planning and Development  
**From:** Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*  
**CC:** Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)  
**Date:** January 5, 2011  
**Re:** **ROC-40428** The Neon Museum 770 Las Vegas Blvd. No.  
Request for a Review of Condition of a previously approved Site Development Plan Review (SDR-38563)

---

## **Comments:**

We have no objection to the Review of Condition application to revise Condition of Approval #17 of SDR-38563 which required that a twenty-foot wide public sewer easement shall be granted over an existing public sewer line for property located at 770 Las Vegas Boulevard North.

## **CONDITIONS OF APPROVAL:**

1. Original condition of approval #17 of SDR-38563 shall be deleted and replaced by the following: Grant a 14.5-foot Public Sewer Easement over the existing public sewer line on this site. Alternatively, provide appropriate documentation acceptable to the City Engineer of the intent to reserve a 14.5-foot Public Sewer Easement over the existing sewer line prior to the issuance of any building permits. The proposed building shall not encroach into the public sewer easement area and the easement may be offset a distance (acceptable to the Collection Systems Planning Section of the Department of Public Works) from the center of the existing public sewer line to accommodate the proposed building.



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

STEVE WOLFSON  
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OFFICE 702.229.6535

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

January 4, 2011

Margo Wheeler  
Director of Planning and Development  
731 So 4<sup>th</sup> Street  
Las Vegas, Nevada 89101

RE: Neon Museum Visitors Center Justification letter for SDR-38563

Dear Margo;

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Capital Project Management requests planning approval as reasonable accommodation and the only feasible solution.

Sincerely,

Samuel D. Tolman AIA

Architectural Project Manager

cc: Westar Architects, Bart Anderson, Lucien Paet, Tim Parks

# **CITY OF LAS VEGAS**

## **INTER-OFFICE MEMORANDUM**

### **REQUEST FOR COMMENT**

**FROM: PLANNING AND DEVELOPMENT**

**ROC-40428**

#### **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 |

#### **ROUTED ELECTRONICALLY**

|                                |                   |                               |
|--------------------------------|-------------------|-------------------------------|
| <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 RONEUMUS                 |
| *SID (DPW)                     | PATRICK MURPHY    | 420 N. FOURTH STREET          |
| *SURVEY (DPW)                  | ALAN RIEKKI       | WEST YARD                     |

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

**CITY OF LAS VEGAS**

**DEVELOPMENT REVIEW COMMENT FORM**



**Planning and Development Department**  
**Current Planning Division**  
**731 South Fourth Street**  
**Las Vegas, Nevada 89101**  
**(702) 229-6301 phone (702) 385-7268 fax**

**ROC-40428 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: THE NEON MUSEUM - OWNER: CITY OF LAS VEGAS** - Request for a Review of Condition of a previously approved Site Development Plan Review (SDR-38563) FOR A 14-FOOT, 6-INCH PUBLIC SEWER EASEMENT WHERE CONDITION OF APPROVAL NUMBER 17 REQUIRES 20 FEET at 770 Las Vegas Boulevard (APN 139-27-805-005), C-V (Civic) Zone, Ward 5 (Barlow).

**ROC-40429 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: THE NEON MUSEUM - OWNER: CITY OF LAS VEGAS** - Request for a Review of Condition of a previously approved Vacation (VAC-38583) FOR A 14-FOOT, 6-INCH PUBLIC SEWER EASEMENT WHERE CONDITION OF APPROVAL NUMBER TWO REQUIRES 20 FEET at 770 Las Vegas Boulevard (APN 139-27-805-005), Ward 5 (Barlow).

PLANNING COMMISSION: **JANUARY 25, 2011**  
CITY COUNCIL: **FEBRUARY 16, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



**PUBLIC HEARING**

Comments Due: **DECEMBER 22, 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:**

City of Las Vegas  
400 Stewart Ave  
Las Vegas, NV 89101-2927

# ROC Application

11/25/11 PC  
MH

Report Date 12/10/2010 08:46 AM

Submitted By

Page 1

A/P # 40428 REVIEW OF CONDITION

## Application Information

### Stages

|           | Date / Time      | By     |            | Date / Time | By |
|-----------|------------------|--------|------------|-------------|----|
| Processed | 12/09/2010 10:49 | 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

ROC-40428 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: THE NEON MUSEUM - OWNER: CITY OF LAS VEGAS - Request for a Review of Condition of a previously approved Site Development Plan Review (SDR-38563) TO GRANT A 14-FOOT, 6-INCH UTILITY EASEMENT, WHERE CONDITION NUMBER 17 REQUIRES THE GRANTING OF A 20-FOOT PUBLIC SEWER EASEMENT at 770 LAS VEGAS BOULEVARD (APN 139-27-812-045 and 139-27-805-005), C-V (Civic) Zone, Ward 5 (Barlow).

### Parent A/P #

|                    |       |                    |                  |
|--------------------|-------|--------------------|------------------|
| Project #          | 40428 | Project/Phase Name | Phase #          |
| Size/Area          | 0.00  | Size Description   | Subdivision Code |
| Proposed Start     |       | Proposed Stop      | % Completed 0.00 |
| % Complete Formula |       |                    |                  |

## Property/Site Information

Parcel 13927805005

Location

## Owner/Tenant

|                                   |      |                   |                                  |
|-----------------------------------|------|-------------------|----------------------------------|
| Contact ID AC1838201              | Name | CITY OF LAS VEGAS | Organization                     |
| Mailing Address 400 E STEWART AVE |      |                   | State/Province NV                |
| City LAS VEGAS                    |      |                   | Country                          |
| ZIP/PC 89101                      |      |                   | Evening Phone                    |
| Day Phone                         |      |                   | Mobile #                         |
| Fax                               |      |                   | <input type="checkbox"/> Foreign |

## A/P Linked Addresses

No Addresses are linked to this Application

## Linked Addresses

770 N LAS VEGAS BLVD  
LAS VEGAS, 89101-

## A/P Addresses

No Other Addresses are associated to this Application

## Linked Parcels

No Parcels are linked to this Application

## A/P Linked Parcels

13927805005  
13927812045

Report Date 12/10/2010 08:46 AM

Submitted By

Page 2

**Applicants/Contacts**

Primary N Capacity APPL Contact ID AC1838200 ☐ Foreign  
Effective Expire  
Name THE NEON MUSEUM  
Day Phone Eve Phone Organization  
Pager PIN # Position  
Fax Mobile Profession  
E-Mail  
Address 400 E STEWART AVE  
LAS VEGAS, NV 89101  
Seasonal Addr  
Valid From To  
Comments No Comments

Primary N Capacity OWNER Contact ID AC1838201 ☐ Foreign  
Effective Expire  
Name CITY OF LAS VEGAS  
Day Phone Eve Phone Organization  
Pager PIN # Position  
Fax Mobile Profession  
E-Mail  
Address 400 E STEWART AVE  
LAS VEGAS, NV 89101  
Seasonal Addr  
Valid From To  
Comments No Comments

Primary Y Capacity OTHER Other REP Contact ID AC664147 ☐ Foreign  
Effective Expire  
Name WESTAR ARCHITECTS  
Day Phone (702)878-0000 x Eve Phone Organization  
Pager PIN # Position  
Fax (702)878-8430 Mobile Profession  
E-Mail  
Address 701 BRIDGER AVE #400  
LAS VEGAS, NV 89101  
Seasonal Addr  
Valid From To  
Comments No Comments

**Contractors**

No Contractors

| Fees                                 | Status | Paid Date        | Amount |
|--------------------------------------|--------|------------------|--------|
| NOTIFICATION & ADVERTISING FEE       | P      | 12/09/2010 10:55 | 500.00 |
| RECORDING OF NOTICE OF ZONING ACTION | P      | 12/09/2010 10:55 | 30.00  |
| PROCESSING FEE                       | P      | 12/09/2010 10:55 | 300.00 |
| Total Unpaid                         | 0.00   | Total Paid       | 830.00 |

| Review Activities | Review Type | # | Status | Valued | Issued | Started | Completed | Comp By |
|-------------------|-------------|---|--------|--------|--------|---------|-----------|---------|
| Review #          |             |   |        |        |        |         |           |         |
| Comments          |             |   |        |        |        |         |           |         |

**Activity Review Details**

Report Date 12/10/2010 08:46 AM

Submitted By

Page 3

SUBMITTAL CHECKLIST

Indicate if Item is being submitted

- |                                                    |                                   |
|----------------------------------------------------|-----------------------------------|
| Y Application/Petition Form                        | Y Floor Plan (1 Folded, 1 Rolled) |
| Y Justification Letter                             | Y Laser Print Site Plan           |
| Y Site Plan (6 Folded Blue Lines, 1 Rolled Color)  | Y Laser Print Floor Plan          |
| Y Landscape Plan                                   | Y Laser Print Elevation           |
| Y Building Elevations (1 Folded, 1 Rolled Colored) | Y Statement of Financial Interest |
| Y Copy of Approval Letter                          |                                   |
| Y Business Licensing Requirements Met              |                                   |
| N Business License Exempt                          |                                   |

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

|         |  |  |  |        |                  |  |
|---------|--|--|--|--------|------------------|--|
| Z-LEGAL |  |  |  | 984224 | 12/09/2010 10:49 |  |
| N       |  |  |  |        |                  |  |

| Planning Condition | Description | Effective | Expire | Comments |
|--------------------|-------------|-----------|--------|----------|
|--------------------|-------------|-----------|--------|----------|

There is no planning condition for this project.

REVIEW OF CONDITION

Will this go to City Council? Will this go DIRECTLY to City Council?

Parent Application Type SDR Is there a condition of approval for a Required Review?

Parent Project # 38563 If yes, when does it need to be reviewed?

Hearing Type Staff Recommendation

Public, Non-Public, Admin PUBLIC

N Is this an Alcohol related Application?

Meeting Information

| Meeting Information<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 |
|-------------------------------------------------------------|--------------------------|-------------------------------|---------------|-----------|----------|-------------|
|-------------------------------------------------------------|--------------------------|-------------------------------|---------------|-----------|----------|-------------|

|            |            |           |  |   |   |   |
|------------|------------|-----------|--|---|---|---|
| 01/25/2011 | PC         | SCHEDULED |  | 0 | 0 | 0 |
| GKAPDVICH  | 12/09/2010 |           |  |   |   |   |

Report Date 12/10/2010 08:46 AM

Submitted By

Page 4

Meeting Information

Meeting Date

Meeting Type

Meeting Status

Comments

Added By

Add Date

Modified By

Modified Date

YES Votes

NO Votes

ABSTENTIONS

Template Type/AP #

AP Type

Status

Stage

No children exist for this project

Employee

Employee ID

Last

First

M

Comments

No Employee Entries

Log

Action

Comments

Description

Entered By

Start

Stop

Hours

PAYMNT CO NAME WHO PICKED UP CONTACT# 970040 12/09/2010 10:56 0.00  
CESAR SOLORZANO, 702.878.0000; CLV FUNDS TRANSFER MEMO 40521/810705/WU7049, 702.229.6535/SAM TOLMAN (40428-40429)



## PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION / PETITION FORM

Application/Petition For: Neon Museum - SDR 38563  
Project Address (Location) 770 Las Vegas Boulevard North  
Project Name La Concha Rehabilitation Proposed Use Museum  
Assessor's Parcel #(s) 139-27-812-045 and 139-27-805-005 Ward # 5  
General Plan: existing C-V proposed C-V Zoning: existing C-V proposed C-V  
Commercial Square Footage 3,373 Floor Area Ratio 6.9%  
Gross Acres 1.19 Lots/Units 12 Density \_\_\_\_\_  
Additional Information \_\_\_\_\_

PROPERTY OWNER City of Las Vegas Contact \_\_\_\_\_  
Address 400 E. Stewart Ave Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
City Las Vegas State Nevada Zip 89101  
E-mail Address \_\_\_\_\_

APPLICANT Neon Museum Contact \_\_\_\_\_  
Address 400 E. Stewart Ave Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
City Las Vegas State Nevada Zip 89101  
E-mail Address \_\_\_\_\_

REPRESENTATIVE WESTAR Architects Contact Pat Klenk  
Address 701 Bridger Avenue, Ste. 400 Phone: (702) 878-0000 Fax: (702) 878-8430  
City Las Vegas State Nevada Zip 89101  
E-mail Address pklenk@wagnarchitects.com

Property Owner Signature\* [Signature]

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

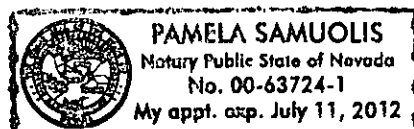
Print Name JORGE CERVANTES

Subscribed and sworn before me

This 8th day of December, 20 10.  
Pamela Samuolis

Notary Public in and for said County and State

Revised 10/27/08



#### FOR DEPARTMENT USE ONLY

|                |                    |
|----------------|--------------------|
| Case #         | <u>ROC-40428</u>   |
| Meeting Date:  | <u>1/25/11 PC</u>  |
| Total Fee:     | <u>\$830</u>       |
| Date Received: | <u>12/9/10</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.

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

DEC 09 2010



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ROC-40428** APN: 139-27-812-045 and 139-27-805-005

Name of Property Owner: City of Las Vegas

Name of Applicant: Neon Museum

Name of Representative: WESTAR Architects

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: \_\_\_\_\_

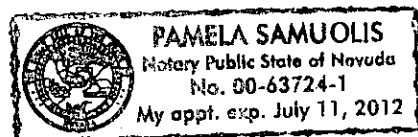
Signature of Property Owner: *[Signature]*

Print Name: Jorge Contreras

Subscribed and sworn before me

This 8th day of December 2010

*Pamela Samuolis*  
Notary Public in and for said County and State



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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

JORGE CERVANTES  
PUBLIC WORKS DIRECTOR

December 9, 2010

Margo Wheeler  
Director of Planning and Development  
731 So 4<sup>th</sup> Street  
Las Vegas, Nevada 89101

Neon Museum Visitors Center Justification letter for VAC 38583 and SDR 38563

Dear Margo;

Planning has requested Widening the existing 10' utility easement that runs North South from McWilliams to the South end of the Neon Boneyard to 20'. The South half of the existing 10' easement is bordered by the existing Boneyard wall on the East and the existing Market Building on the West. On the adjacent Boneyard Park project it was determined that widening the easement is not feasible. A reasonable accommodated was made during construction along the South Boneyard by adding an operable gate near the existing NV Energy vaults on the East side of the easement.

The existing 10' utility easement next to the La Concha building is bordered by the building on the West and the building canopy columns on the East. To facilitate utility access we have worked with staff to widen the existing 10' easement to 14'-6" along the building. We have also provided an industrial curb drive and gate on McWilliams for utility maintenance which will allow vehicular access through the 14'-6 width to the 10' width on the South side of the building.

Capital Project Management requests planning approval for widening the existing 10' Utility easement to 14'-6 as reasonable accommodation along the Neon Museum Visitors Center project.

Sincerely,

A handwritten signature in black ink, appearing to read "Samuel D. Tolman", is written over a horizontal line.

Samuel D. Tolman AIA

Architectural Project Manager

CITY OF LAS VEGAS  
DEPARTMENT OF PUBLIC WORKS  
CAPITAL PROJECT MANAGEMENT  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

OFFICE 702.229.6535

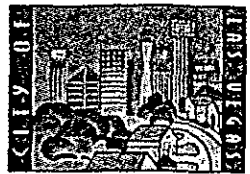
FAX 702.384.4846

TTY 702.386.9108

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

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**ROC-40428**

# 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)

July 30, 2010

Ms. Dorothy Wright  
Neon Museum  
400 East Stewart Avenue  
Las Vegas, Nevada 89101

**RE: SDR-38563 - SITE DEVELOPMENT PLAN REVIEW RELATED TO  
VAC-38583  
PLANNING COMMISSION MEETING OF JULY 29, 2010**

Dear Ms. Wright:

Your request for a Major Amendment to an approved Site Development Plan Review (SDR-37021) FOR A 174 SQUARE-FOOT REDUCTION TO A 3,547 SQUARE-FOOT MUSEUM AND FOR A WAIVER TO ALLOW A ZERO-FOOT PERIMETER LANDSCAPE BUFFER WHERE 15 FEET IS REQUIRED ALONG A PORTION OF THE NORTH AND WEST PERIMETERS on 1.13 acres at 770 North Las Vegas Boulevard (APNs 139-27-805-005 and 139-27-812-045), C-V (Civic) Zone, Ward 5 (Barlow), was considered by the Planning Commission on July 29, 2010.

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

### Planning and Development

1. Approval of and conformance to the Conditions of Approval for Vacation of a Public Utility Easement (VAC-38583) on this site.
2. Conformance to the Conditions of Approval for Rezoning (ZON-18755) and Site Development Plan Reviews (SDR-18751) and (SDR-37021), except as amended herein.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

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



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4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/15/10, except as amended by conditions herein.
5. A Waiver from 19.12.040(A) is hereby approved, to allow a zero-foot landscape buffer along a portion of the north and west perimeter where nine feet and 22 feet, respectively, had been approved.
6. An Exception from 19.12.040(B) is hereby approved, to allow 10 trees where 12 trees had previously been approved within perimeter buffer.
7. All signage shall be reviewed by the Downtown Design Review Committee and must adhere to the standards of the Las Vegas Scenic Byway Overlay District and Conditions of Approval for Site Development Plan Review (SDR-18751) prior to issuance of building permits for any signage.
8. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: 50 five-gallon shrubs shall be provided along the east perimeter landscape buffer fronting Encanto Drive.
11. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

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**ROC-40428**

14. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

17. Grant a 20-foot Public Sewer Easement over the existing public sewer line on this site. Alternatively, provide appropriate documentation acceptable to the City Engineer of the intent to reserve a 20-foot Public Sewer Easement over the existing sewer line prior to the issuance of any building permits. The proposed building shall not encroach into the public sewer easement area and the easement may be offset a distance (acceptable to the Collection Systems Planning Section of the Department of Public Works) from the center of the existing public sewer line to accommodate the proposed building.
18. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Neon Boneyard Park project, the Las Vegas Boulevard Widening project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
19. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
20. Site development to comply with all applicable conditions of approval for SDR-18751 and all other site-related actions.

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Ms. Dorothy Wright  
SDR-38563 - Page Four  
July 30, 2010

This action by the Planning Commission on **July 29, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **August 9, 2010**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Mr. Pat Klenk  
Westar Architects  
701 Bridger Avenue, Suite #400  
Las Vegas, Nevada 89101

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ROC-40428

RECORDED

GRANT, BARGAIN AND SALE DEED

970729.00881

970729.00881

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
William R. Almeida and Judith Almeida Husband and Wife as to an undivided 50%  
interest and Lewis Almeida, single man as to an undivided 50% as Tenants in Common  
who acquired title as Louis Almeida  
hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) to  
City of Las Vegas A Municipal Corporation

that property in Clark  
described as:

County, Nevada,

Lots Three (3) through Six (6) inclusive in Block Four (4) of BILTMORE ADDITION  
ANNEX NO. 3, as shown by map thereof on file in Book 2 of Plats, Page 48, in the  
Office of the County Recorder of Clark County, Nevada.

This Grant, Bargain and Sale Deed is being re-recorded to correct the grantors  
names. Lewis Almeida, who acquired title as Louis Almeida

Dated April 27, 1997

William R. Almeida

Judith Almeida

Louis Almeida

STATE OF NEVADA

COUNTY OF CLARK

On May 7, 1997 before me, the  
undersigned, a Notary Public in and for said State, personally appeared

William R. Almeida and  
Judith Almeida

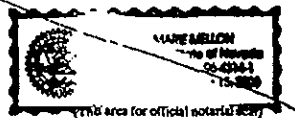
personally known to me (or proved to me on the basis of satisfactory  
evidence) to be the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and (that by his/her/their signature(s)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

(Typed or printed)



SPACE BELOW THIS LINE FOR RECORDER'S USE

Title Order No. 97-23-4228

Escrow No. 97-23-4228-KQ

WHEN RECORDED MAIL TO

Name

Street

Address

City &

State

7708-10724

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DEC 09 2010

## GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH: That

KENNETH F. JOHANN AND ALICE E. JOHANN,

HUSBAND AND WIFE

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

CITY OF LAS VEGAS, A MUNICIPAL CORPORATION OF THE STATE OF NEVADA

all that real property situate in the County of CLARK

State of Nevada, bounded and described as follows:

Lot One (1), the North Forty-Nine feet (49') of Lot Two (2), and Lots Twelve (12) through Sixteen (16), inclusive, in Block One (1) of BILTMORE ADDITION ANNEX NO. 3, as shown by map thereof on file in Book 2 of Plats, Page 48, in the office of the County Recorder of Clark County, Nevada.

APN #139-27-B12-012;  
#139-27-812-013;  
#139-27-812-014 &  
#139-27-B12-015

SUBJECT TO: 1. Taxes for the fiscal year 95-96  
2. Rights of way, reservations, restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Witness my hand and the seal of said County this 5th day of February, 1996

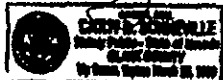
*Kenneth F. Johann*  
KENNETH F. JOHANN  
*Alice E. Johann*  
ALICE E. JOHANN

STATE OF NEVADA }  
COUNTY OF CLARK } SS.  
On Feb. 5, 1996, personally  
appeared before me, a Notary Public,

KENNETH F. JOHANN AND ALICE E.  
JOHANN

who acknowledged that they executed the above  
instrument.

Signature: *Christy D. Smith*  
(Notary Public)



Notarial Seal

ESCROW NO. 9601184-CBS

WHEN RECORDED MAIL TO: City of Las Vegas, a Municipal Corp.  
400 E. Stewart Ave. 10th Floor Las Vegas, Nv. 89101

CLARK COUNTY, NEVADA  
JUDITH A. VANDEVER, RECORDER  
RECORDED AT REQUEST OF:  
JANUARY 11, 1996  
BOOK: 96-0327 INST: 24-10  
FEE: 1.00 RPTE: 1.00

E-14

DOHN PRINTING, INC. - (702) 734-0844

Lots 12-14

139-27-812-045

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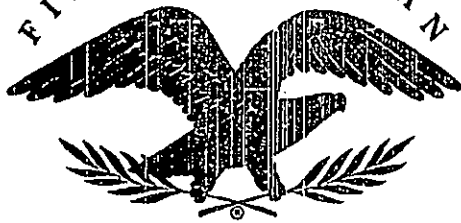
**RE-RECORDED**

CLARK COUNTY, NEVADA  
JUDITH A. WANDEVER, RECORDER  
RECORDED AT REQUEST OF:  
OLD REPUBLIC TITLE COMPANY OF NE  
87-29-97 14:43 CDD 3  
OFFICIAL RECORDS  
BOOK: 978918 PAGE: 61178  
FEE: 9.00 NPTT: EX0003

CLARK COUNTY, NEVADA  
JUDITH A. WANDEVER, RECORDER  
RECORDED AT REQUEST OF:  
OLD REPUBLIC TITLE COMPANY OF NE  
87-29-97 14:43 CDD 3  
OFFICIAL RECORDS  
BOOK: 978918 PAGE: 61178  
FEE: 9.00 NPTT: EX0003

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DEC 09 2010

FIRST AMERICAN



970729.00001  
970918.01178

STATE OF CALIFORNIA  
COUNTY OF LOS Angeles

ss.

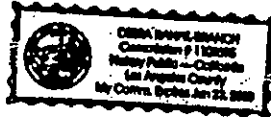
On May 2, 1997, before me, Debra Ranftl-Branch,  
personally appeared Lewis Almeida

\_\_\_\_\_, 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

Debra Ranftl-Branch



(This area for official notarial seal)

Title of Document \_\_\_\_\_  
Date of Document \_\_\_\_\_ No. of Pages \_\_\_\_\_  
Other signatures not acknowledged \_\_\_\_\_

3008 (1/94) (Revised)  
First American Title Insurance Company

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