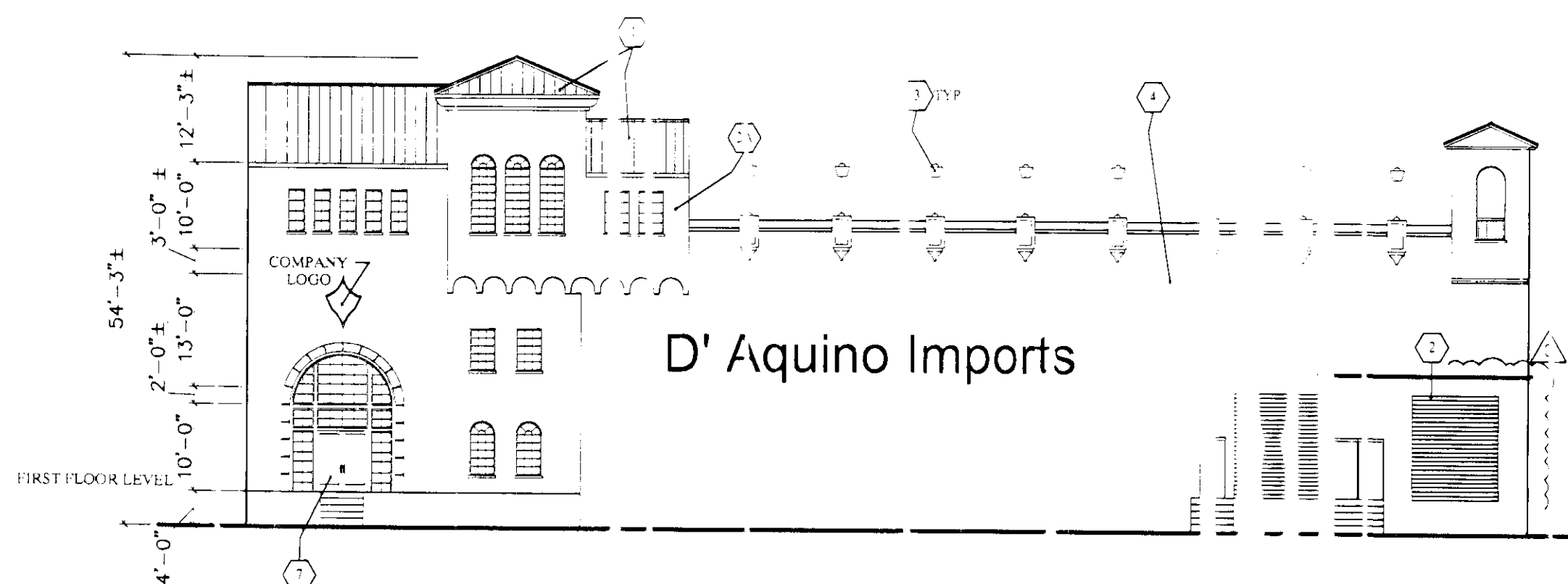


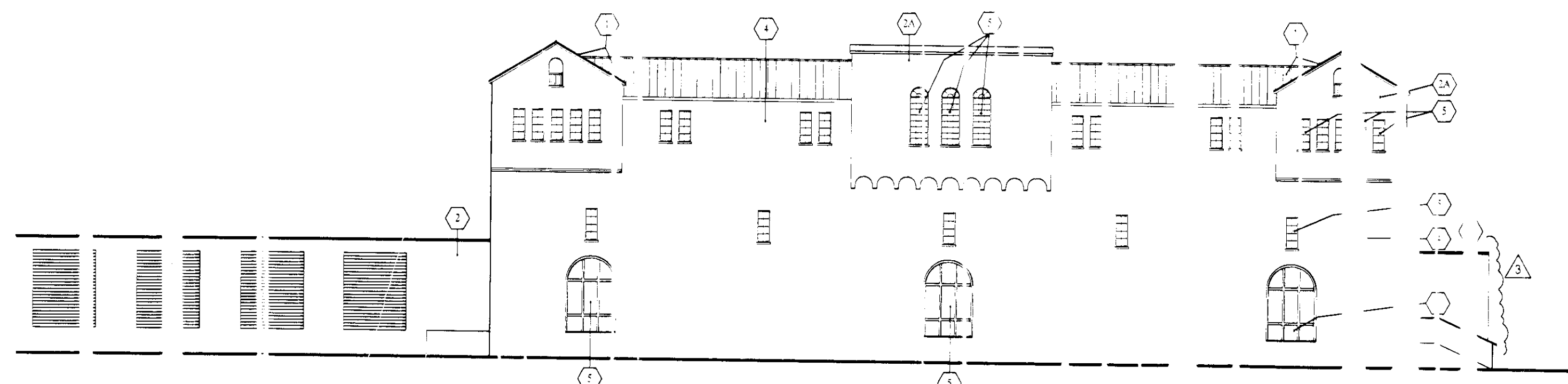


WEST ELEVATION (FRONT)

SCALE 1/16" = 1'-0"

**SIGNAGE INFORMATION:**

COMPANY LOGO: 6'-2" HIGH, 4'-3" WIDE- INTERNALLY ILLUMINATED  
UPPER CASE LETTER: 4'-6" HIGH- INTERNALLY ILLUMINATED  
LOWER CASE LETTER: 3'-4" HIGH- INTERNALLY ILLUMINATED

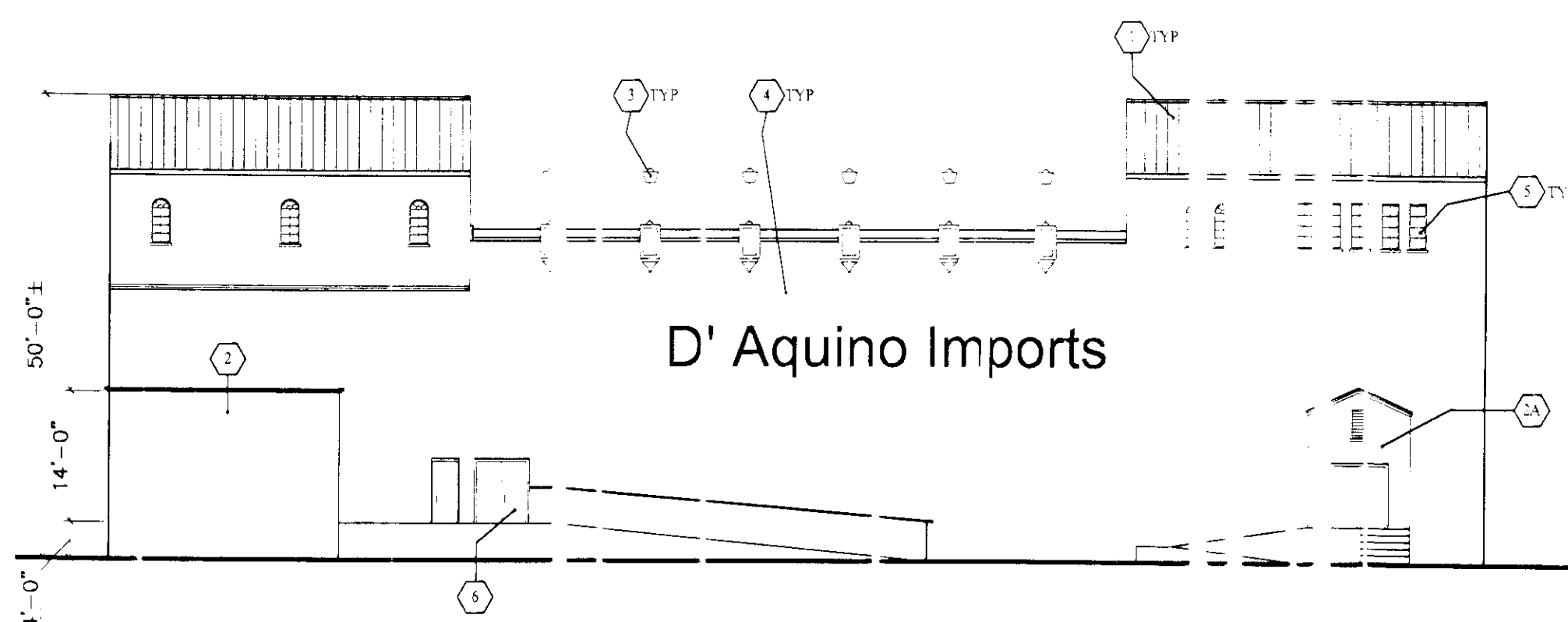


NORTH ELEVATION (SIDE)

SCALE 1/16" = 1'-0"

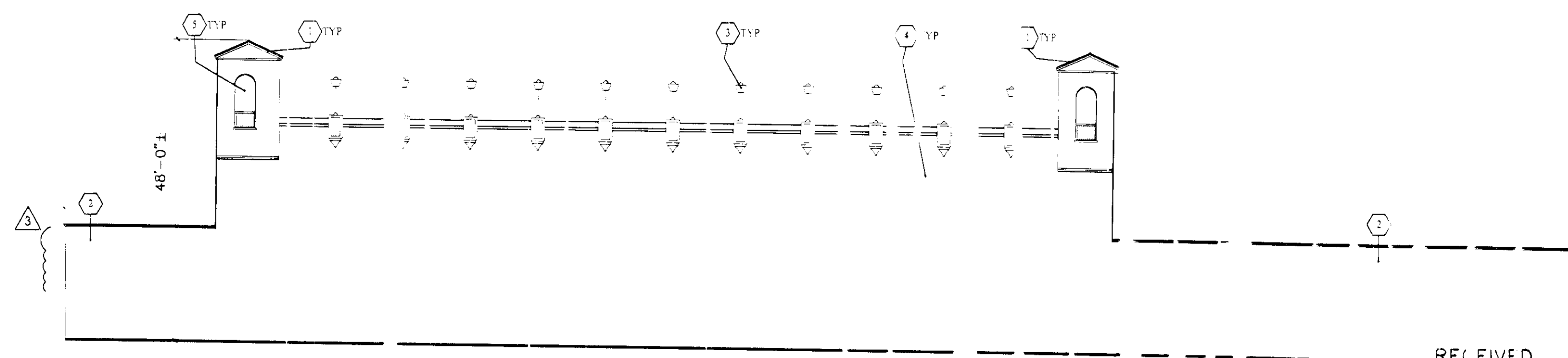
**EXTERIOR COLOR/ MATERIAL SCHEDULE:**

- 1 CONCRETE TILE ROOF  
D'NN EDWARDS: DE5251-SPICE CAKE  
O MATCH WITH CONCRETE TILE COLORS
- 2 STUCCO, PAINTED  
D'NN EDWARDS: DE5239-DELIGHTFUL PARCH
- 2A STUCCO, PAINTED  
D'NN EDWARDS: DE5241-SICILIAN VILLA
- 3 POLE MOUNTED LIGHT FIXTURES @ PARAPET.
- 4 CONCRETE BLOCK WALLS WITH STUCCO FINISH, PAINTED.  
D'NN EDWARDS: DE5239-DELIGHTFUL PARCH
- 5 PAINTED WINDOW TREATMENT OR REAL WINDOWS,  
WHERE SHOWN ON CONSTRUCTION DWGS.  
D'NN EDWARDS: DE5584-SHRUBBERY
- 6 PAINT ALL DOORS & FRAMES.  
COLOR TO MATCH ADJACENT WALL COLORS.
- 7 DARK BRONZE ALUMINIUM WITH CLEAR GLASS.



EAST ELEVATION (REAR)

SCALE 1/16" = 1'-0"



SOUTH ELEVATION (SIDE)

SCALE 1/16" = 1'-0"

REVIEWED  
APR 4 2011

AR-40375 / AR-40543  
SDR-40374 REVISED  
04/20/11 CC

| REV'S | DATE            | BY | APP'D |
|-------|-----------------|----|-------|
| 1     | 1/30/2010       |    |       |
| 2     | 2/15/2010       |    |       |
| 3     | OWNER'S REQUEST |    |       |
| 4     | 08/2011         |    |       |

**CONSTRUCTION MANAGEMENT**  
2321 CHAMBERS RD., SUITE #100  
DUBLIN, CA 92008  
Nevada License # 5489  
TEL: (714) 734-8810 FAX: (714) 734-8820  
EMAIL: LINDLINC@GMAIL.COM

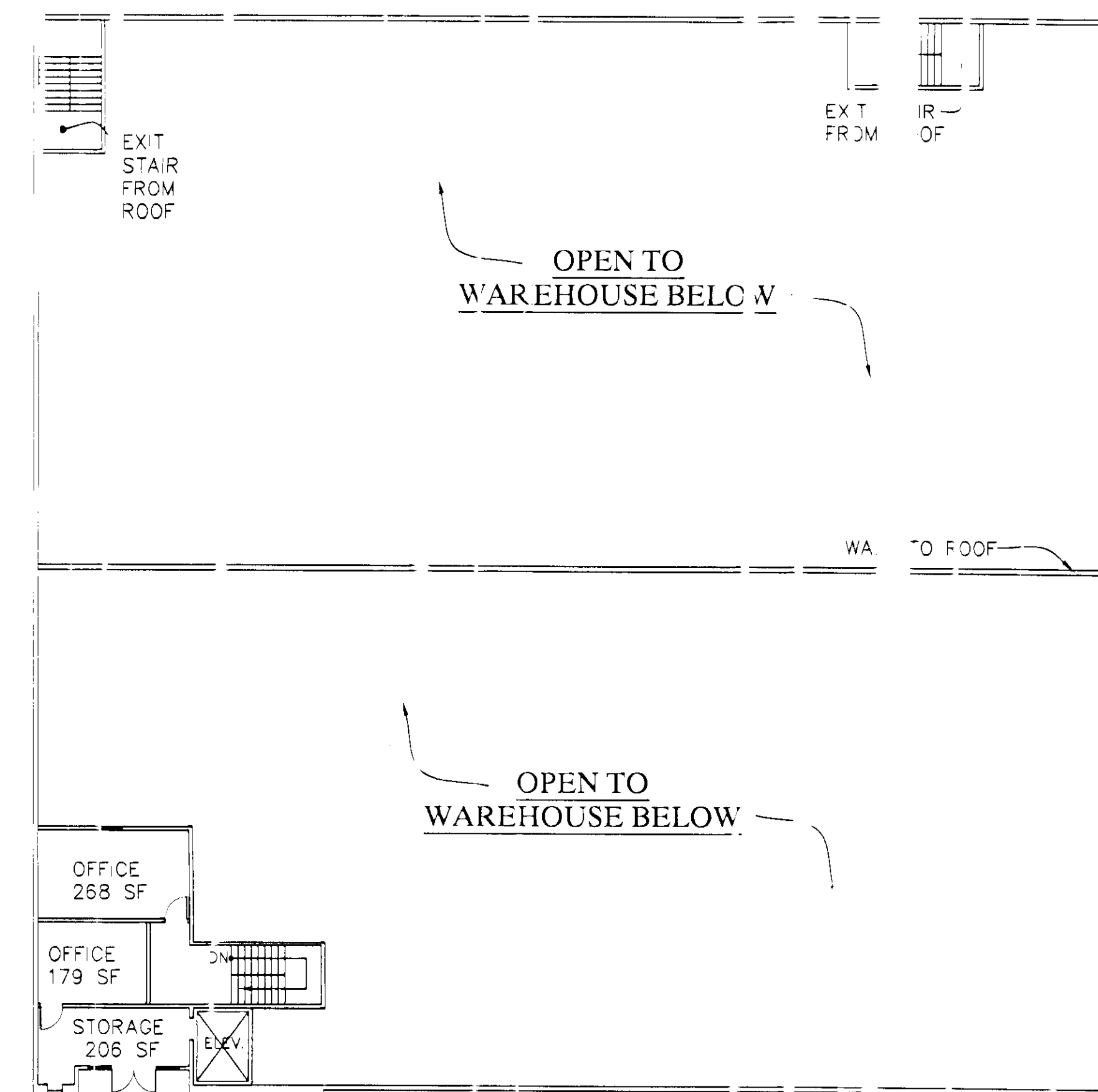
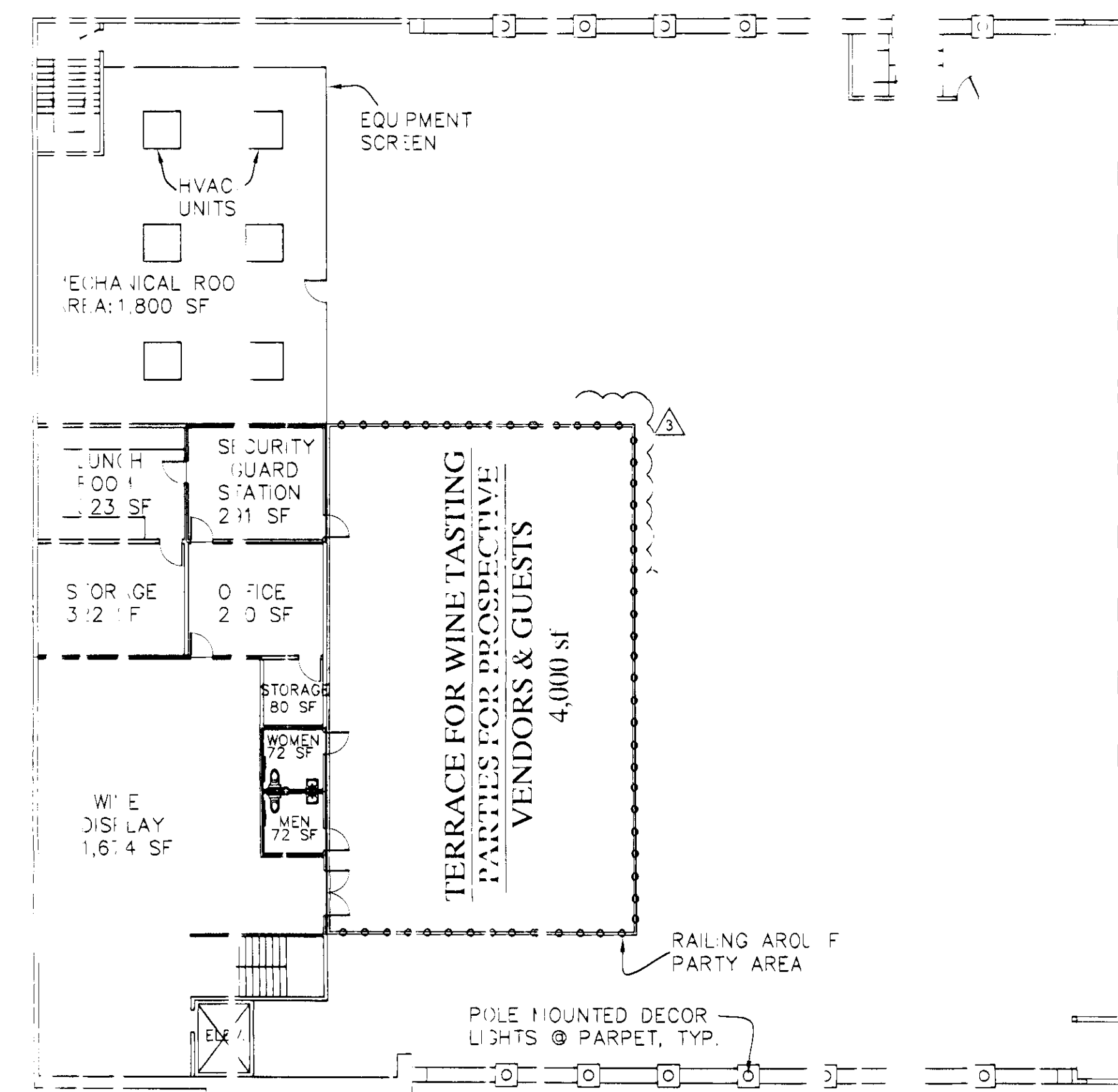
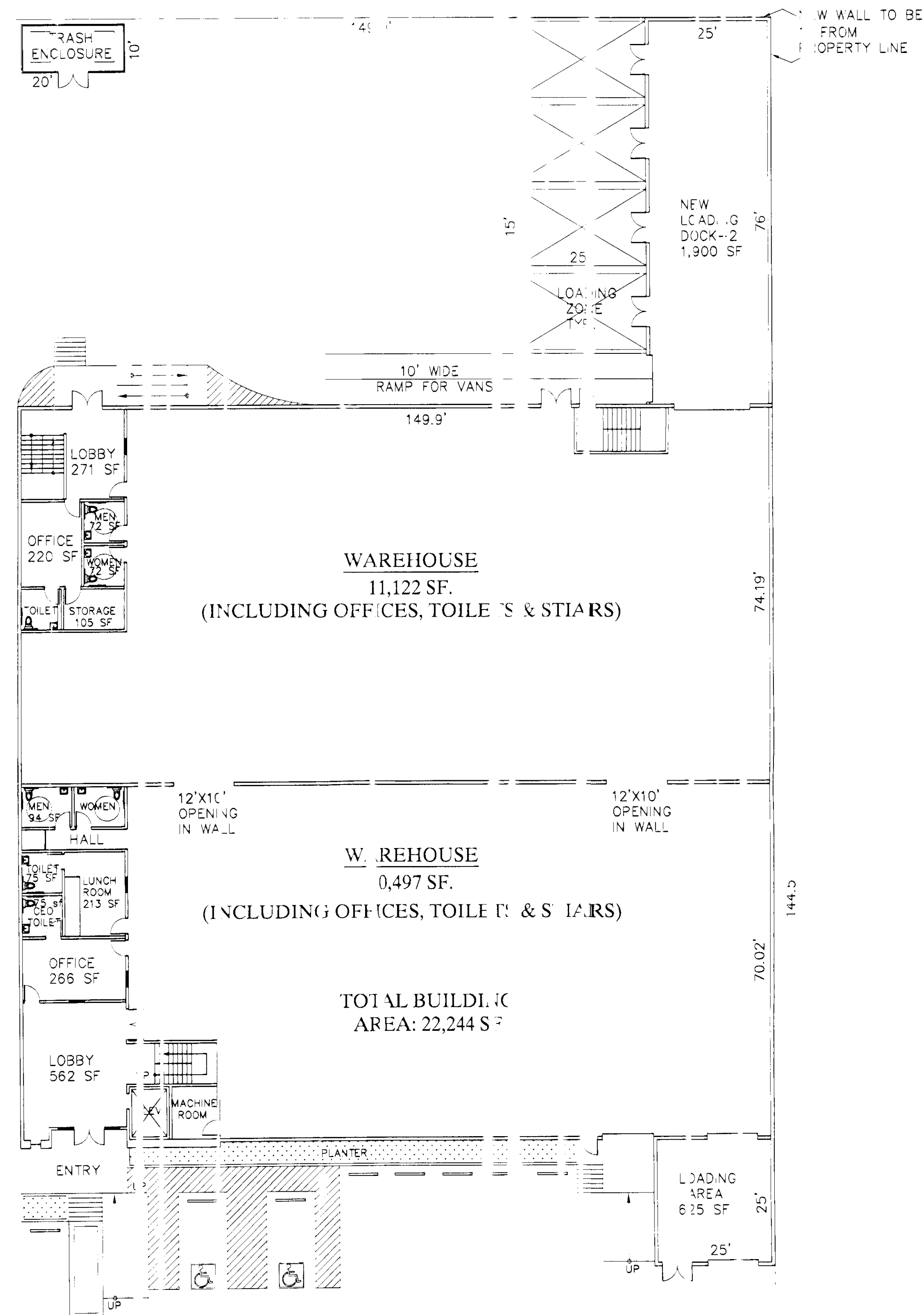
STAMP

**WAREHOUSE REMODEL &  
TENANT IMPROVEMENT**  
2770 HIGHLAND DRIVE  
LAS VEGAS, NEVADA 89109

CONCEPT EXTERIOR ELEVATIONS

**MR. GAETANO DAQUINO**  
5470 WYN ROAD #300, LAS VEGAS, NV 89103  
TEL: (626) 359-1988

|            |            |
|------------|------------|
| DRAWN:     | AP         |
| CHECKED:   | AP         |
| DATE:      | 10-05-2010 |
| SCALE:     | AS SHOWN   |
| JOB NO:    | 10-108     |
| FILE NAME: |            |
| DRAWING    |            |



RECEIVED  
APR 14 2011

PROPOSED FIRST FLOOR PLAN  
SCALE 1/16" = 1'-0"

SECOND FLOOR PLAN  
SCALE 1/16" = 1'-0"  
SDR-40374 REVISED  
04/20/11 CC

| REVISION   |                 |
|------------|-----------------|
| 11/16/2010 | CITY CHANGES    |
| 12/15/2010 |                 |
| 4/09/11    | OWNER'S REQUEST |

**L.T.I., Inc.**  
CONSTRUCTION MANAGEMENT  
2522 CHAMBERS RD. SUITE #100  
TUSTIN, CA 92780  
SURESH A. KODOLAKAR  
NEVADA LICENSE # 5489  
TEL: (714) 734-8810 FAX: (714) 734-8820  
EMAIL: LTI@LTIINC.ORG

**WAREHOUSE REMODEL & TENANT IMPROVEMENT**  
2770 HIGHLAND DRIVE  
LAS VEGAS, NEVADA 89109

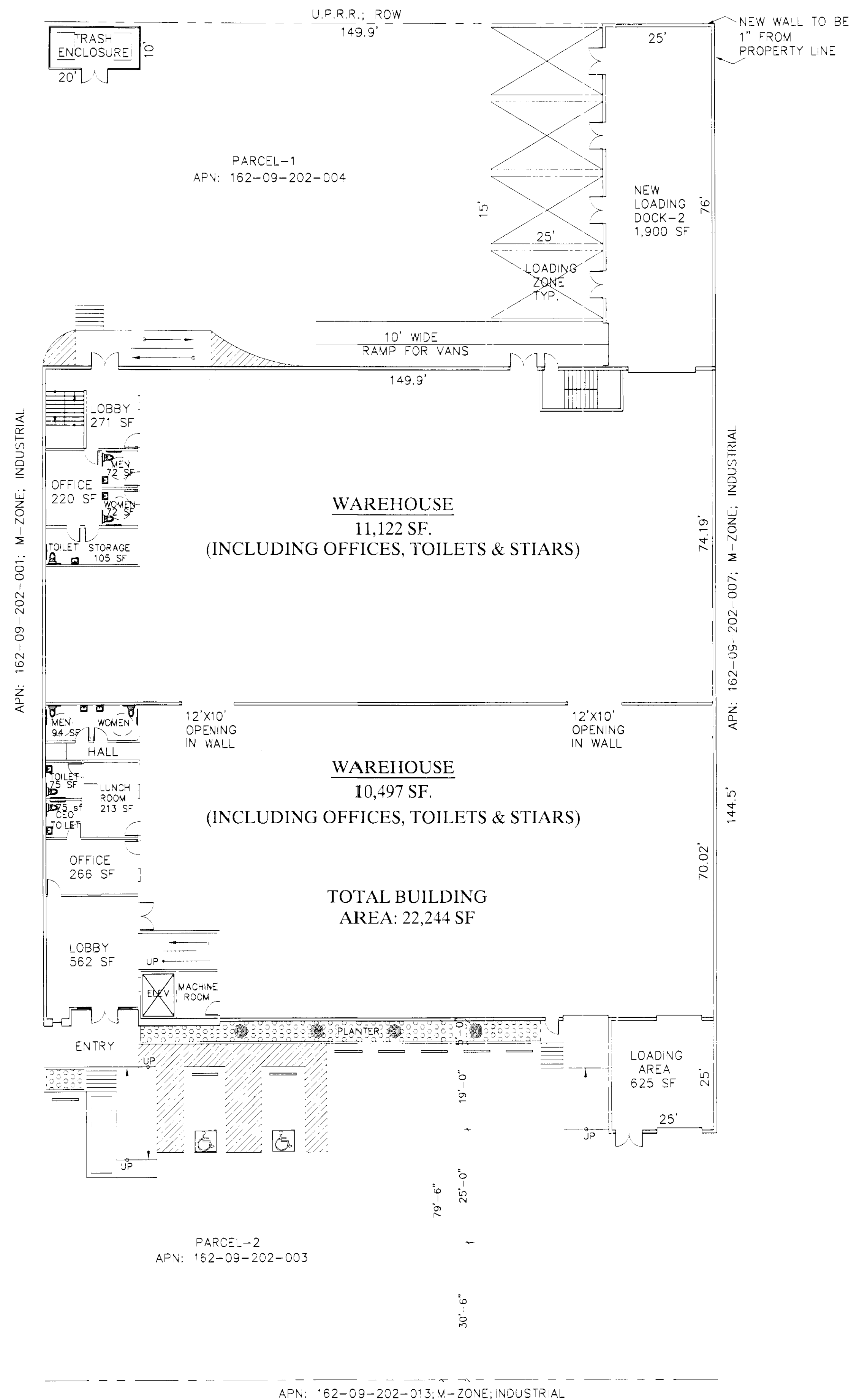
CONCEPT FLOOR PLANS

**MR. GAETANO DAQUINO**  
5470 WYN ROAD #300, LAS VEGAS, NV 89103  
TEL: (626) 359-1988

|            |            |
|------------|------------|
| DRAWN:     | AP         |
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| FILE NAME: |            |

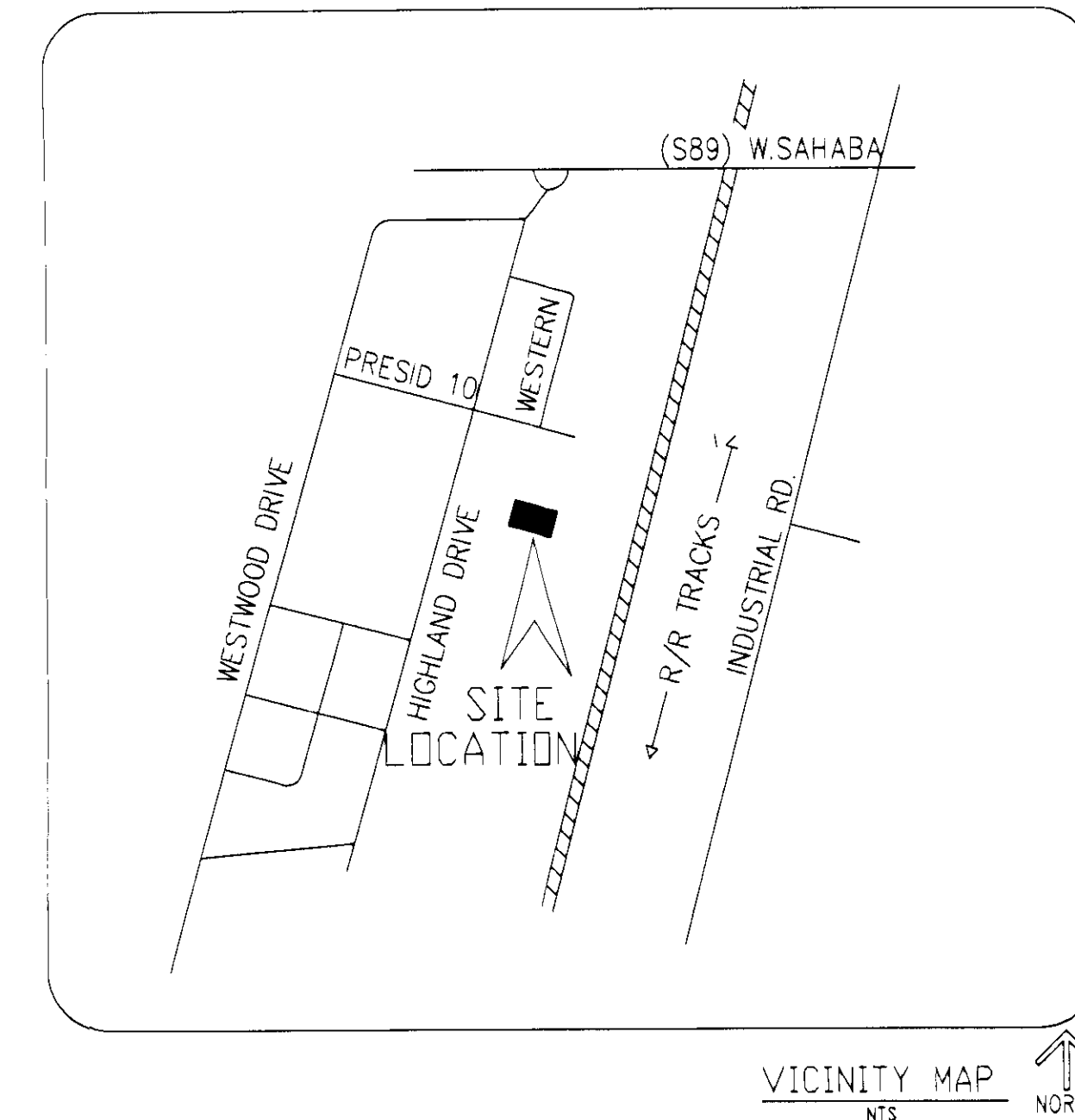
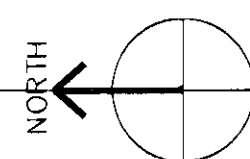
DRAWING





# PROPOSED SITE PLAN

SCALE 1/16" = 1'-0"



## SITE:

PARCEL 1: APN 162-09-202-004 (2770 HIGHLAND) 33,368 SF. 0.77 ACRES  
PARCEL 2: APN 162-09-202-003 (2700 HIGHLAND) 12,041 SF. 0.28 ACRES  
TOTAL SITE AREA: 45,409 SF.

## BUILDING AREA: ANALYSIS/PARKING DEMAND CALCULATIONS

EXISTING WAREHOUSE= 22,244 SF.

## PROPOSED ADDITIONS:

- 1) NEW LOADING DOCKS  
ON EAST SIDE = 1,900 SF
  - 2) 2ND FLOOR STORAGE  
& OFFICES = 653 SF
  - 3) ROOF LEVEL: SECURITY  
GUARD STATION, STORAGE,  
LUNCHROOM & TOILETS= 1,450 SF
  - 4) ROOF LEVEL DISPLAY AREA  
(INSIDE THE BUILDING)= 1,674 SF
  - 5) TERRACE FOR WINE  
TASTING PARTIES= 4,000 SF
- TOTAL USABLE AREA= 31,921 SF.

## PARKING SUMMARY:

- 1) WAREHOUSE AREA INCLUDING NEW LOADING DOCKS,  
OFFICES, STORAGE, TOILETS, LUNCHROOM,  
SECURITY GUARD STATION, ETC= 26,247 SF/ 2500= 10 CARS
  - 2) DISPLAY AREA (4,000+1,674) = 5,674 SF/ 500= 11 CARS
- TOTAL CARS REQUIRED: 21 CARS  
TOTAL CARS PROVIDED : 8 CARS

## LEGEND:

- LOADING ZONE  
15'X25' TYP.
- 2"-DG. WITH/ 5 GALLON SHRUBS @ 5'-0" O.C  
WITH AUTOMATIC IRRIGATION SYSTEM WITH BACKFLOW  
PREVENTOR FROM DOMESTIC WATER LINE
- 4-QUEEN PALMS WITH 8' TRUNK HEIGHT

VAR-40375 VAR-40543  
SDR-40374 REVISED  
04/20/11 CC

| REVISION        |         |
|-----------------|---------|
| 11/30/2010      |         |
| 12/15/2010      |         |
| OWNER'S REQUEST | 4/09/11 |

**L.T.I., Inc.**  
CONSTRUCTION MANAGEMENT  
2322 CHAMBERS RD. SUITE #100  
DUBLIN, CA 94568  
SURSH A. KODOLINAK  
NEVADA LICENSE # 5488  
TEL: (714) 734-8810 FAX: (714) 734-8820  
EMAIL: LTI@LTIINC.ORG

STAMP

**WAREHOUSE REMODEL &  
TENANT IMPROVEMENT**  
2770 HIGHLAND DRIVE  
LAS VEGAS, NEVADA 89109

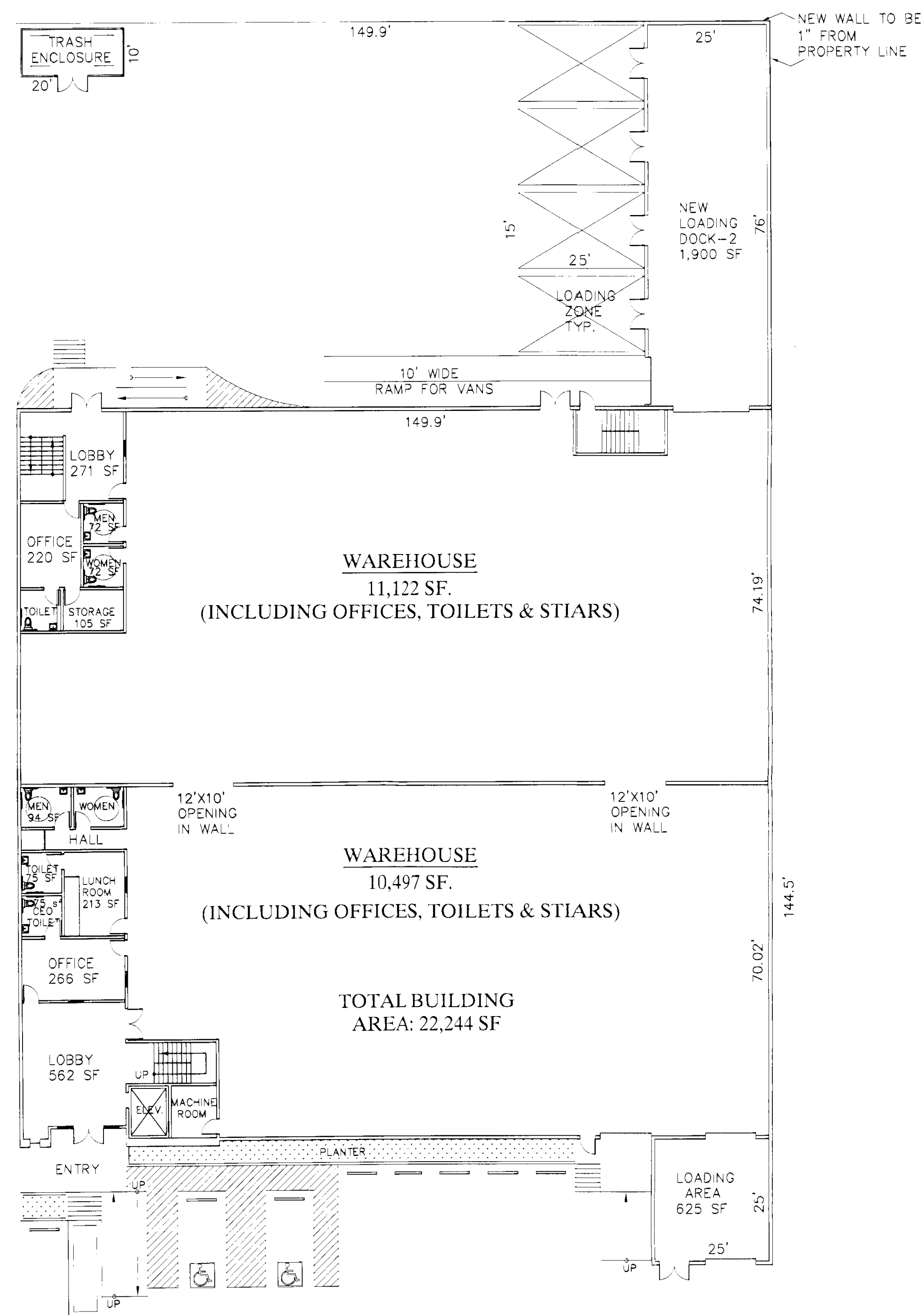
CONCEPT SITE PLAN

**MR. GAETANO DAQUINO**  
5470 WYN ROAD #300, LAS VEGAS, NV. 89103  
TEL: (626) 359-1988

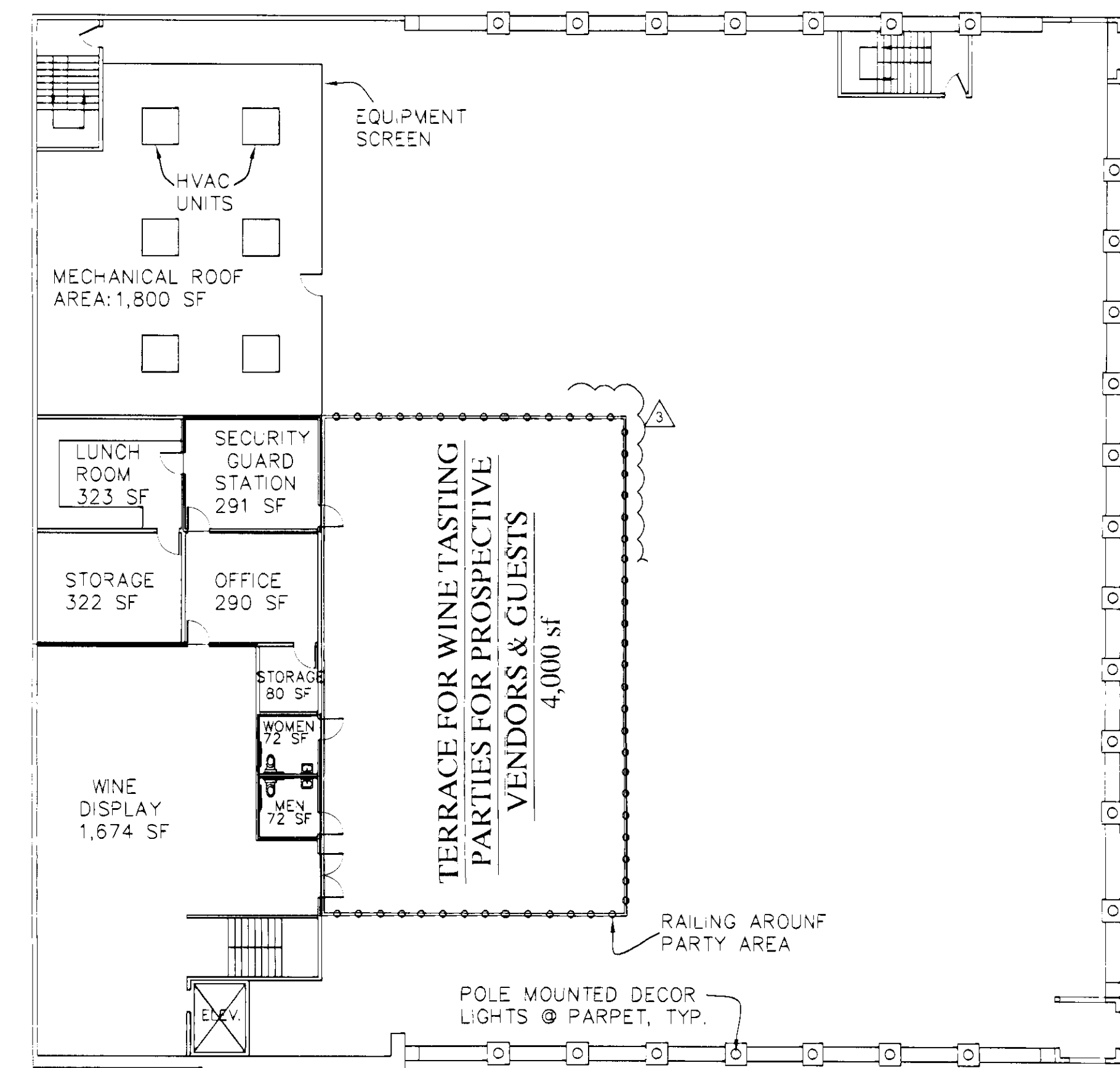
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| FILE NAME: |            |

DRAWING

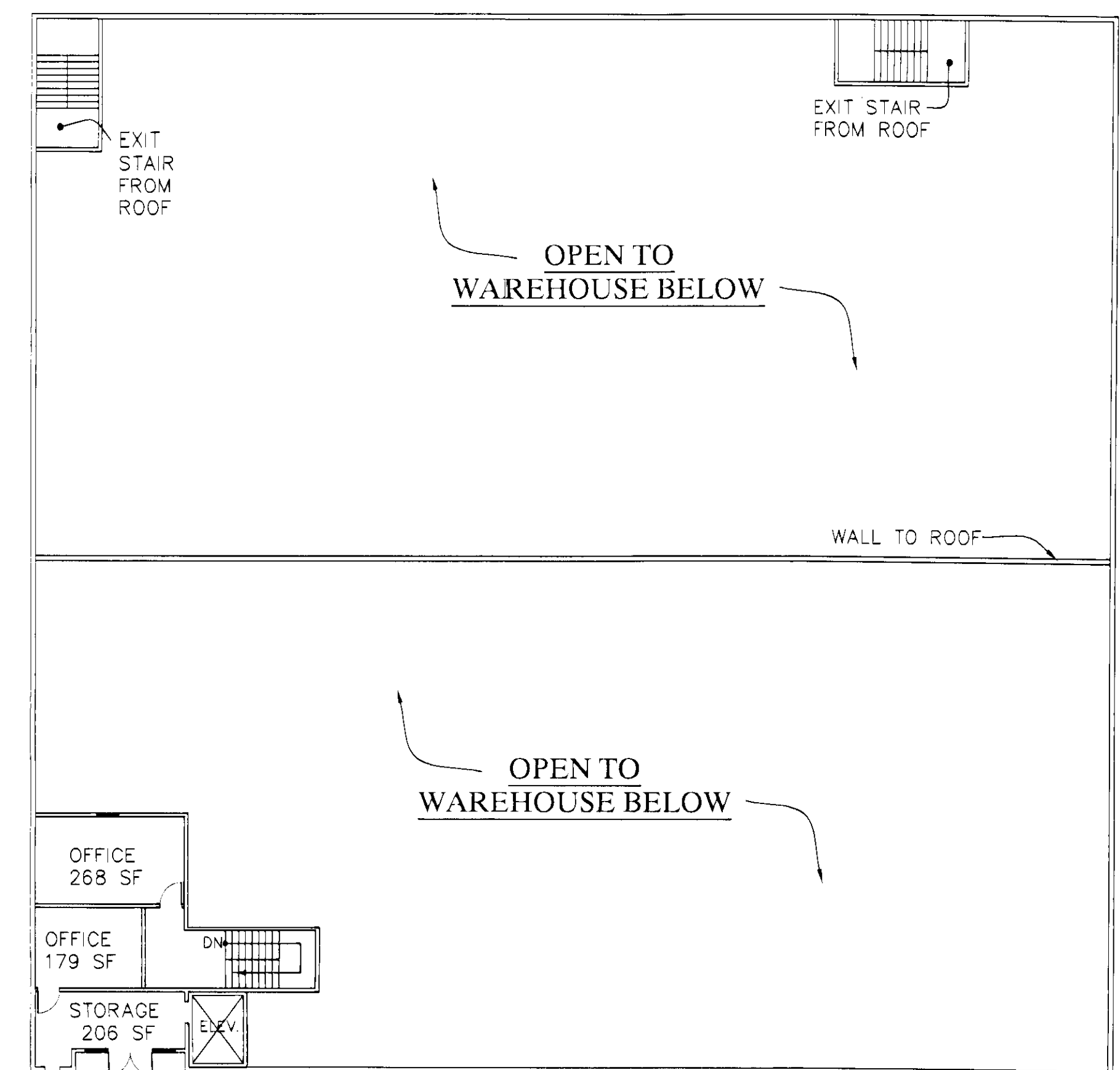
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PROPOSED FIRST FLOOR PLAN  
SCALE 1/16" = 1'-0"

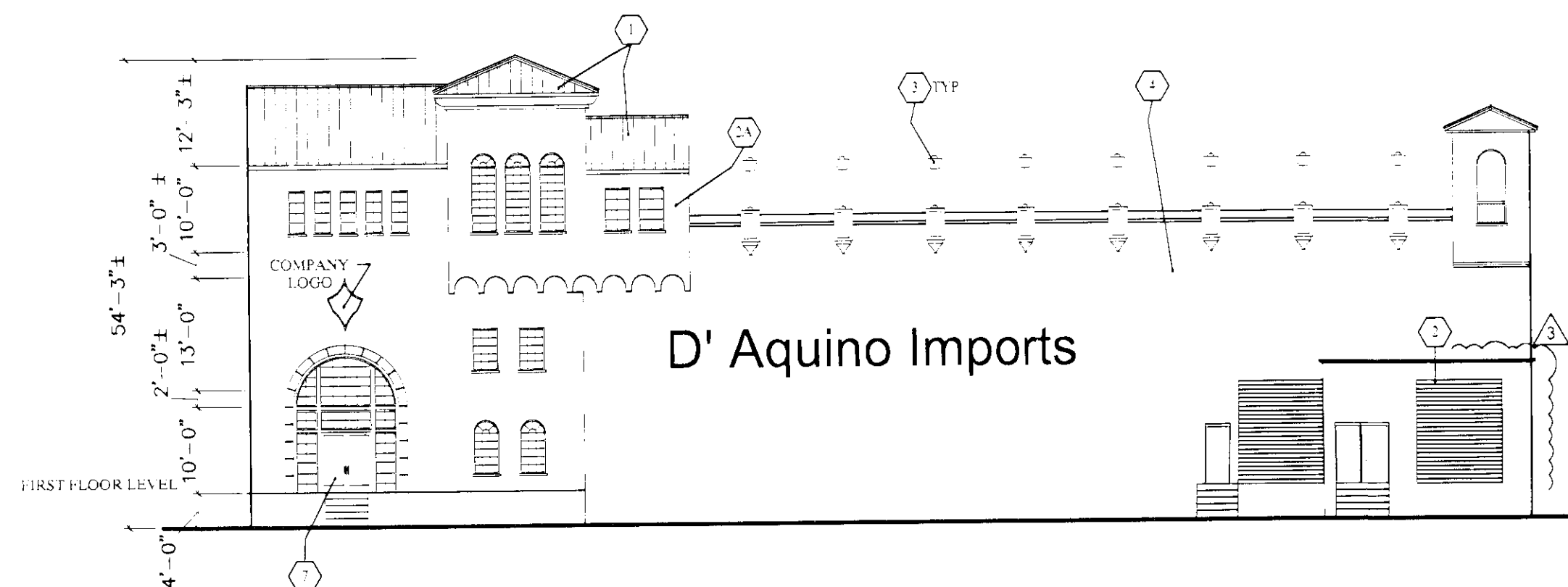


ROOF PLAN  
SCALE 1/16" = 1'-0"



SECOND FLOOR PLAN  
SCALE 1/16" = 1'-0"

|                                                                                                                                                                                                                              |                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| REVISION<br>11/16/2010<br>10-11 CHANGES<br>12/15/2010<br>OWNER'S REQUEST<br>4/09/11                                                                                                                                          |                                                                                                         |
| <b>L.T.I., Inc.</b><br><b>CONSTRUCTION MANAGEMENT</b><br>2522 CHAMBERS RD. SUITE #100<br>TUSTIN, CA 92780<br>SURESH A. KODOLAKAR<br>NEVADA LICENSE # 5489<br>TEL: (714) 734-8810 FAX: (714) 734-8920<br>EMAIL: LT@LTIINC.ORG |                                                                                                         |
| STAMP<br><b>WAREHOUSE REMODEL &amp; TENANT IMPROVEMENT</b><br><b>2770 HIGHLAND DRIVE</b><br><b>LAS VEGAS, NEVADA 89109</b>                                                                                                   |                                                                                                         |
| CONCEPT FLOOR PLANS<br><b>MR. GAETANO DAQUINO</b><br>5470 WYN ROAD #300, LAS VEGAS, NV 89103<br>TEL: (626) 359-1988                                                                                                          | DRAWN:<br>CHECKED: AP<br>DATE: 10-05-2010<br>SCALE: AS SHOWN<br>JOB NO: 10-108<br>FILE NAME:<br>DRAWING |
| RECEIVED<br>APR 14 2011                                                                                                                                                                                                      |                                                                                                         |
| 2                                                                                                                                                                                                                            |                                                                                                         |



WEST ELEVATION (FRONT)

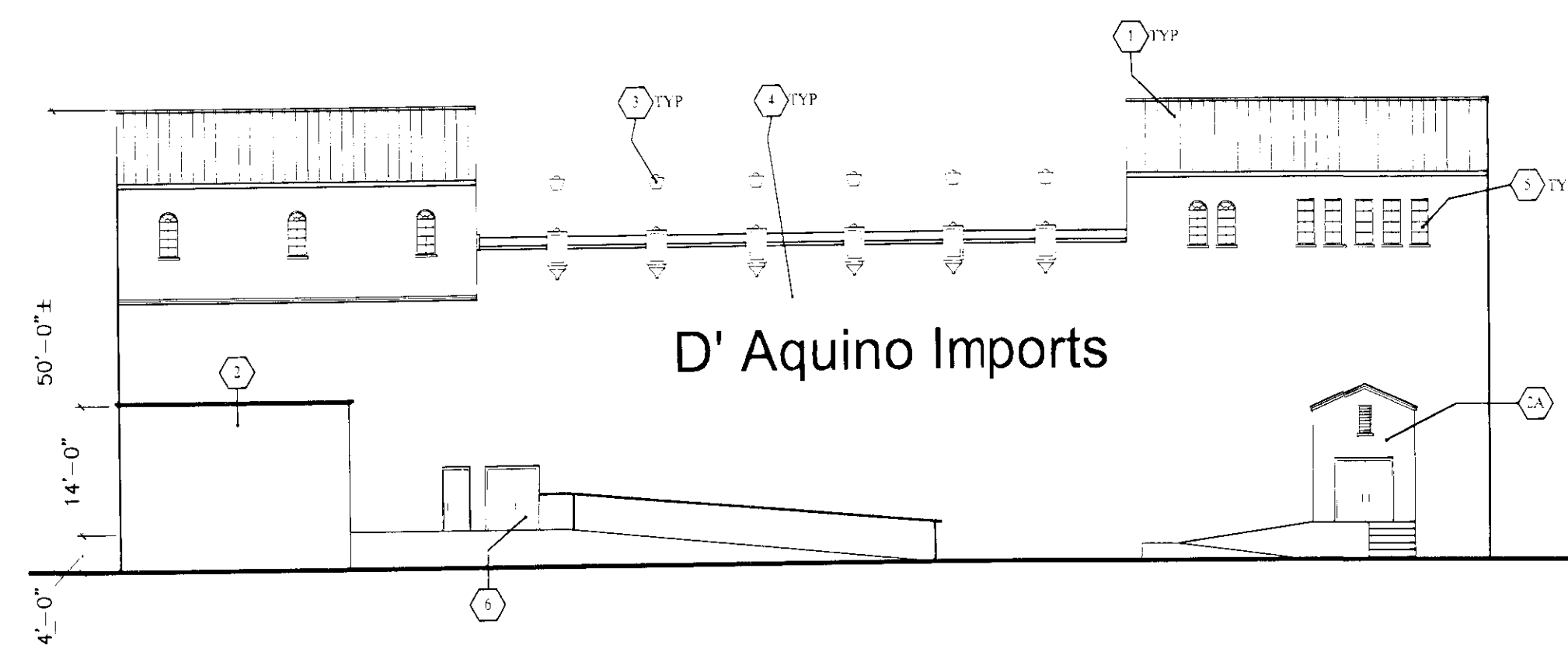
SCALE 1/16" = 1'-0"

**SIGNAGE INFORMATION:**

COMPANY LOGO: 6'-2" HIGH, 4'-3" WIDE- INTERNALLY ILLUMINATED

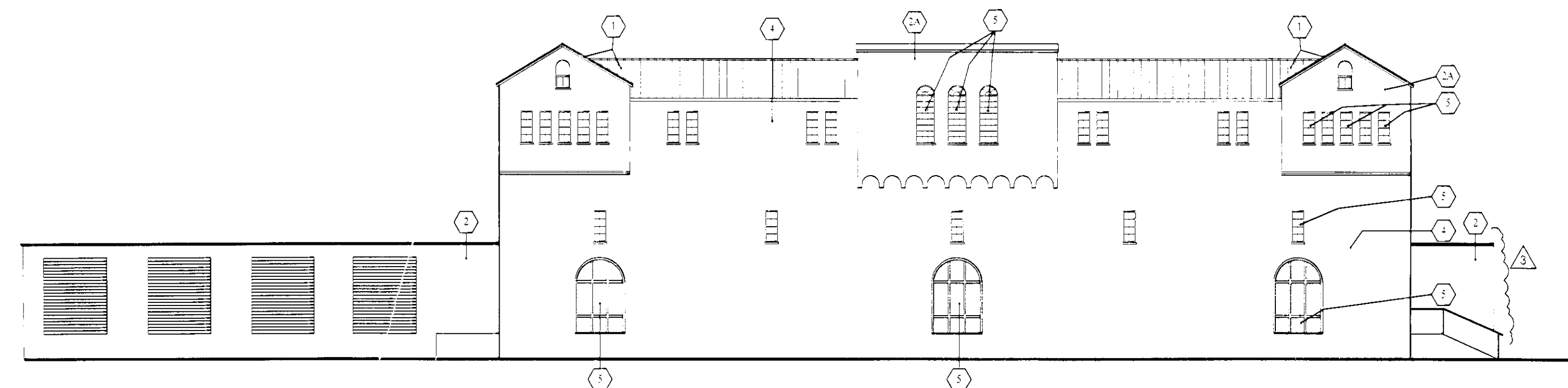
UPPER CASE LETTER: 4'-6" HIGH- INTERNALLY ILLUMINATED

LOWER CASE LETTER: 3'-4" HIGH- INTERNALLY ILLUMINATED



EAST ELEVATION (REAR)

SCALE 1/16" = 1'-0"

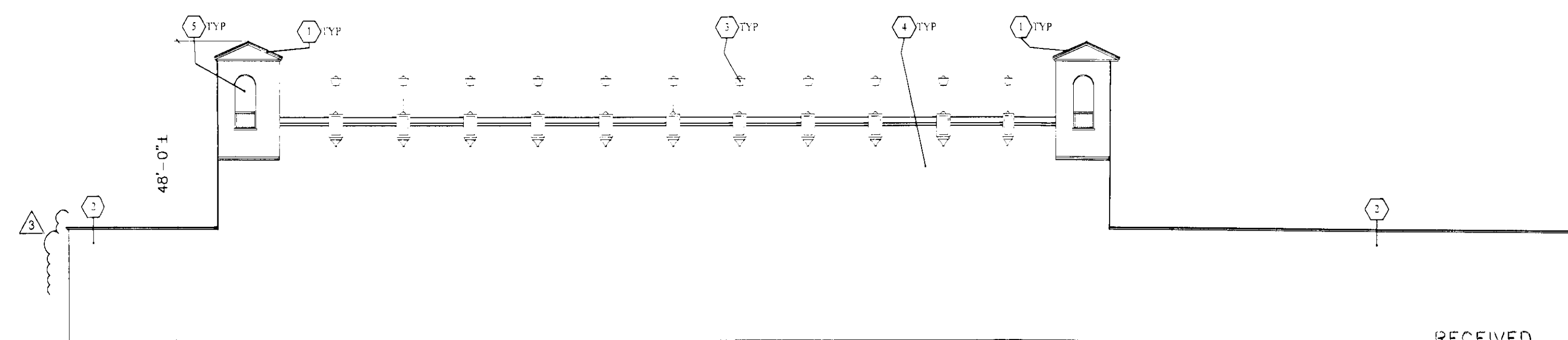


NORTH ELEVATION (SIDE)

SCALE 1/16" = 1'-0"

**EXTERIOR COLOR/ MATERIAL SCHEDULE:**

- 1 CONCRETE TILE ROOF  
DUNN EDWARDS: DE5251-SPICE CAKE  
OR MATCH WITH CONCRETE TILE COLORS
- 2 STUCCO, PAINTED  
DUNN EDWARDS: DE5239-DELIGHTFUL PEACH
- 2A STUCCO, PAINTED  
DUNN EDWARDS: DE5241-SICILIAN VILLA
- 3 POLE MOUNTED LIGHT FIXTURES @ PARAPET.
- 4 CONCRETE BLOCK WALLS WITH STUCCO FINISH, PAINTED.  
DUNN EDWARDS: DE5239-DELIGHTFUL PEACH
- 5 PAINTED WINDOW TREATMENT OR REAL WINDOWS,  
WHERE SHOWN ON CONSTRUCTION DWGS.  
DUNN EDWARDS: DE5584-SHRUBBERY
- 6 PAINT ALL DOORS & FRAMES.  
COLOR TO MATCH ADJACENT WALL COLORS.
- 7 DARK BRONZE ALUMINIUM WITH CLEAR GLASS.



SOUTH ELEVATION (SIDE)

SCALE 1/16" = 1'-0"

VAR-40375 VAR-40543  
SDR-40374 REVISED  
04/20/11 CC

| REVISION |                              |
|----------|------------------------------|
| 1        | 11/30/2010                   |
| 2        | 12/15/2010                   |
| 3        | OWNER'S REQUEST<br>4/09/2011 |

**L.T.I., Inc.**  
CONSTRUCTION MANAGEMENT  
2522 CHAMBERS RD. SUITE #100  
TUSTIN, CA 92780  
SURESH A. KODOLAKAR  
NEVADA LICENSE # 5489  
TEL: (714) 734-8810 FAX: (714) 734-8820  
EMAIL: LT@LTIINC.ORG

STAMP

**WAREHOUSE REMODEL &  
TENANT IMPROVEMENT**  
2770 HIGHLAND DRIVE  
LAS VEGAS, NEVADA 89109

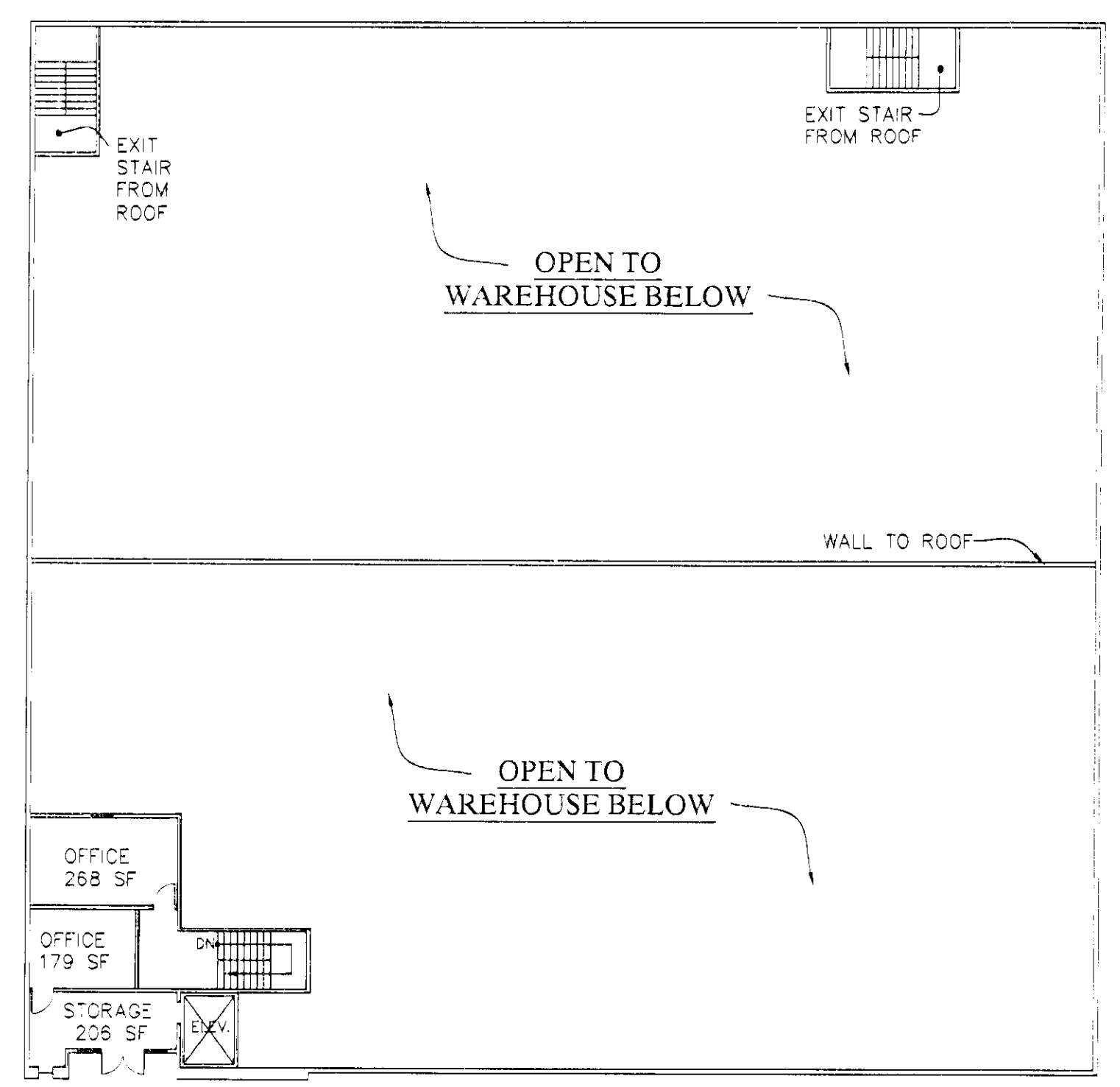
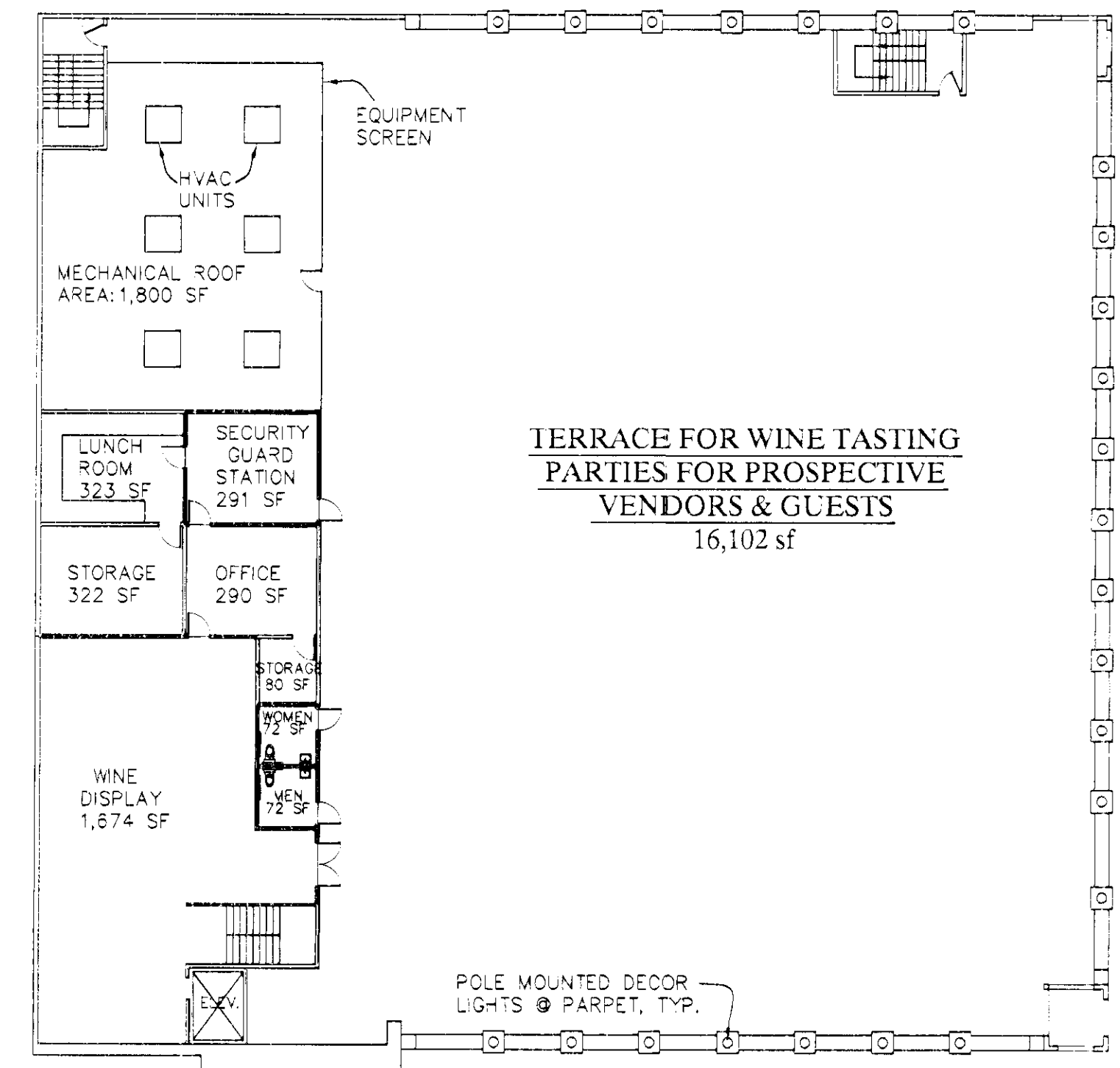
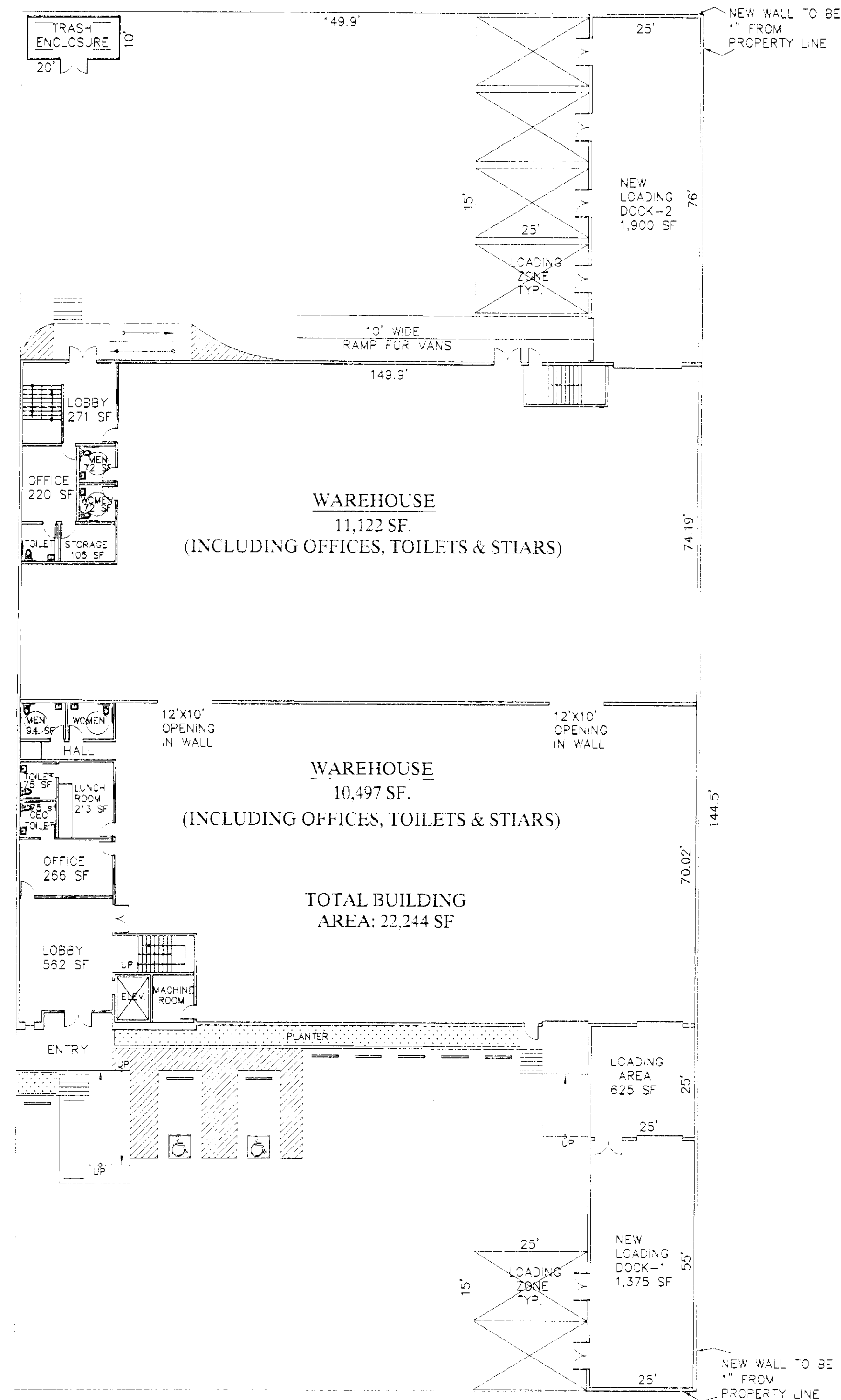
CONCEPT EXTERIOR ELEVATIONS

**MR. GAETANO DAQUINO**  
5470 WYN ROAD #300, LAS VEGAS, NV. 89103  
TEL: (626) 359-1888

|            |            |
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| DRAWN:     |            |
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| DATE:      | 10-05-2010 |
| SCALE:     | AS SHOWN   |
| JOB NO:    | 10-108     |
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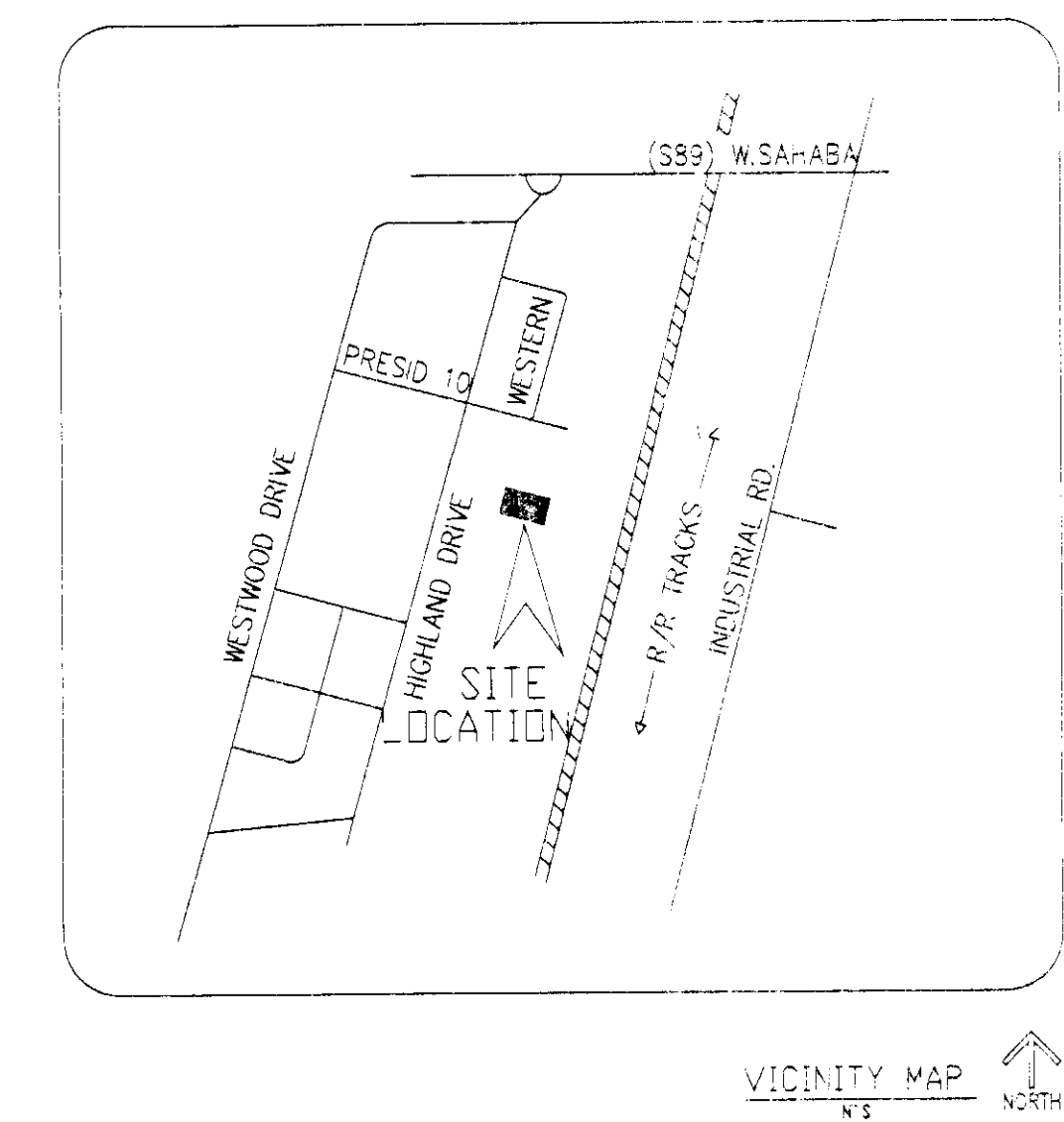
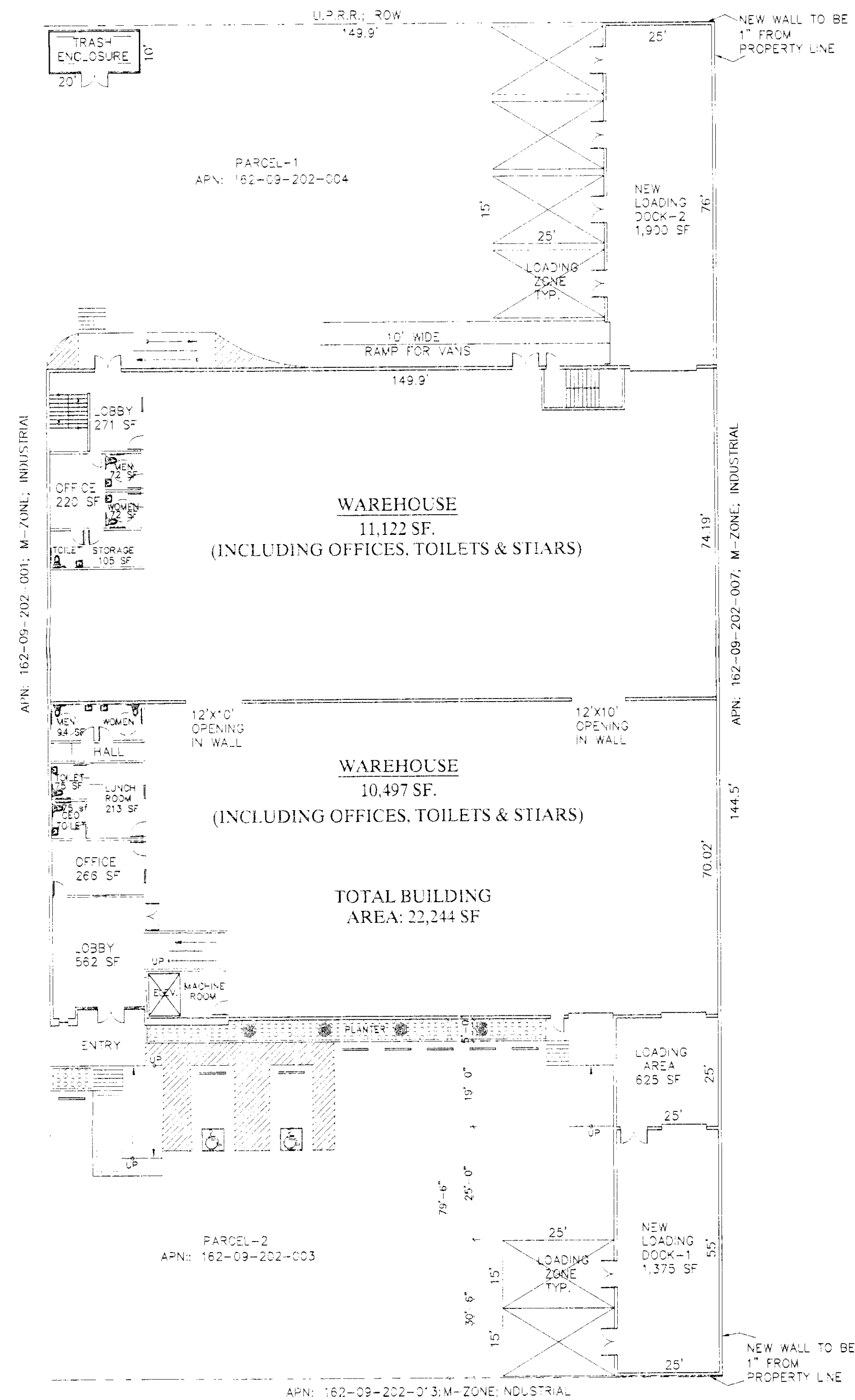
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|                                                                                                                                                                                                      |                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| <b>L.T. Inc.</b><br><b>CONSTRUCTION MANAGEMENT</b><br>2522 CHAMBERS RD. SUITE #100<br>TUSTIN, CA 92780<br>SHRESH A. KODOLIAN<br>TEL: (714) 734-8810 FAX: (714) 734-8820<br>E-MAIL: L.T.INC@GMAIL.COM |                                |
| <b>WAREHOUSE REMODEL &amp; TENANT IMPROVEMENT</b><br><b>2770 HIGHLAND DRIVE</b><br><b>LAS VEGAS, NEVADA 89109</b>                                                                                    |                                |
| <b>CONCEPT FLOOR PLANS</b><br><b>MR. GAETANO DACQUINO</b><br>5470 WYN ROAD #300, LAS VEGAS, NV 89103<br>TEL: (020) 359-1988                                                                          |                                |
| DRAWN:<br>CHECKED: AP<br>DATE: 10-05-2010<br>SCALE: AS SHOWN<br>JOB NO: 10-108<br>FILE NAME:<br>DRAWING:                                                                                             | <b>2</b><br>PLOT DATE: 12/5/10 |





**SITE:**

PARCEL 1: APN 162-09-202-004 (2770 HIGHLAND) 33,368 SF, 0.77 ACRES  
PARCEL 2: APN 162-09-202-003 (2700 HIGHLAND) 12,041 SF, 0.28 ACRES  
TOTAL SITE AREA: 45,409 SF.

**BUILDING AREA: ANALYSIS/PARKING DEMAND CALCULATIONS**

EXISTING WAREHOUSE = 22,244 SF.

**PROPOSED ADDITIONS:**

- 1) NEW LOADING DOCKS  
ON EAST & WEST SIDE = 3,275 SF
  - 2) 2ND FLOOR STORAGE  
& OFFICES = 653 SF
  - 3) ROOF LEVEL: SECURITY  
GUARD STATION, STORAGE,  
LUNCHROOM & TOILETS = 1,450 SF
  - 4) ROOF LEVEL DISPLAY AREA  
(INSIDE THE BUILDING) = 1,674 SF
  - 5) TERRACE FOR WINE  
TASTING PARTIES = 16,102 SF
- TOTAL USABLE AREA = 45,398 SF.

**PARKING SUMMARY:**

- 1) WAREHOUSE AREA INCLUDING NEW LOADING DOCKS,  
OFFICES, STORAGE, TOILETS, LUNCHROOM,  
SECURITY GUARD STATION, ETC = 27,622 SF/ 2500 = 11 CARS
  - 2) DISPLAY AREA (16,102+1,674) = 17,776 SF/ 500 = 36 CARS
- TOTAL CARS REQUIRED: 47 CARS  
TOTAL CARS PROVIDED: 8 CARS

**LEGEND:**

- LOADING ZONE  
15'X25' TYP.
- 2"-DG. WITH/ 5 GALLON SHRUBS @ 5'-0" O.C  
WITH AUTOMATIC IRRIGATION SYSTEM WITH BACKFLOW  
PREVENTOR FROM DOMESTIC WATER LINE
- 4-QUEEN PALMS WITH 8" TRUNK HEIGHT

VAR-40375  
VAR-40543  
SDR-40374

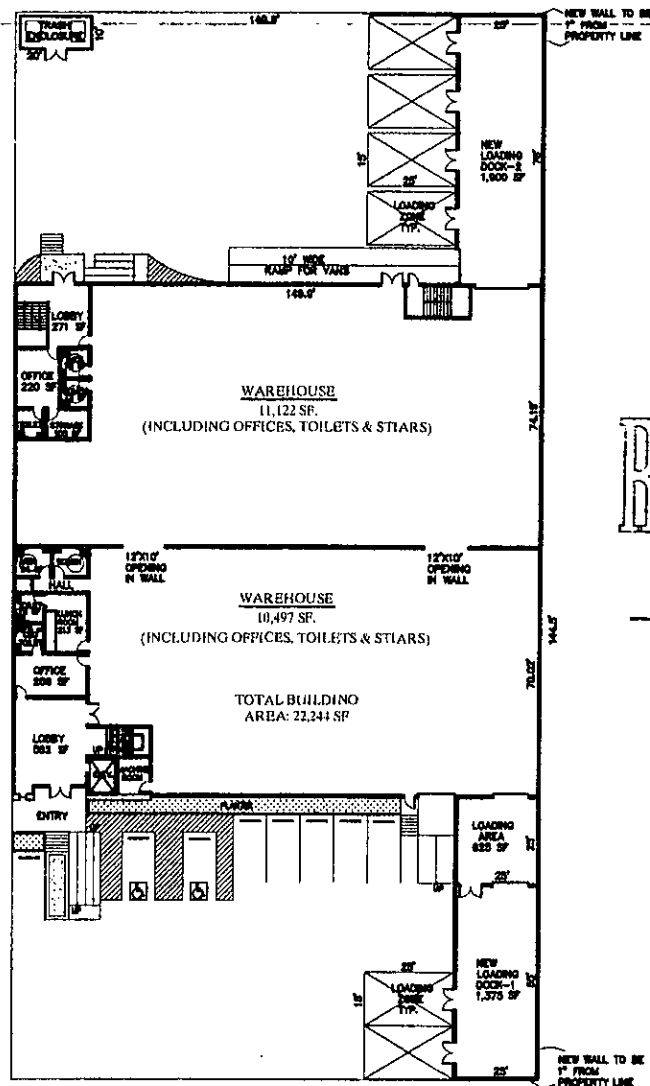
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**L.T.I. Inc.**  
**CONSTRUCTION MANAGEMENT**  
2022 CHAMBERS RD. SUITE #100  
TUSTIN, CA 92780  
SURESH A. KODOLAKAR  
TEL: (714) 734-4410 FAX: (714) 734-6820  
EMAIL: CL@LTIINC.COM

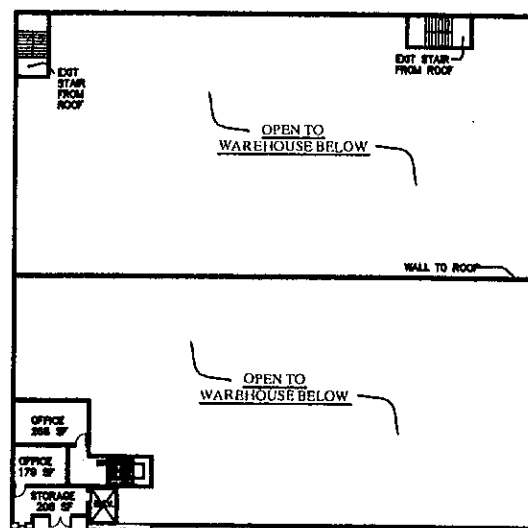
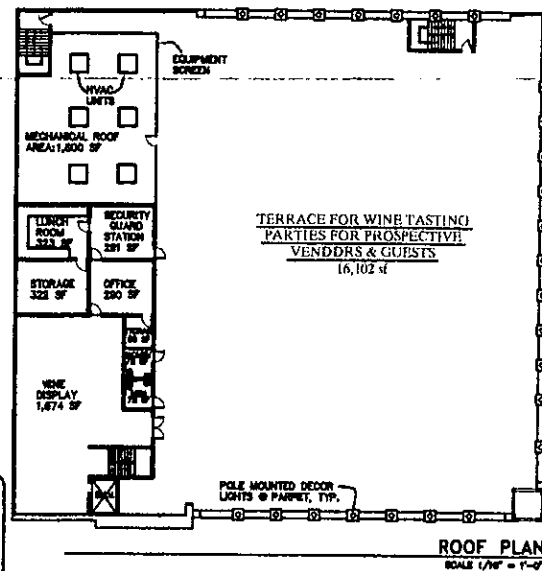
**WAREHOUSE REMODEL & TENANT IMPROVEMENT**  
**2770 HIGHLAND DRIVE**  
**LAS VEGAS, NEVADA 89109**

**CONCEPT SITE PLAN**  
**MR. GAETANO DAQUINO**  
5410 WYNN ROAD #300, LAS VEGAS, NV 89103  
TEL: (629) 396-1908

|                   |
|-------------------|
| DRAWN:            |
| CHECKED: AP       |
| DATE: 10/3/10     |
| SCALE: 1/8"=1'-0" |
| JOB NO: 10-108    |
| FILE NAME:        |
| DRAWING           |



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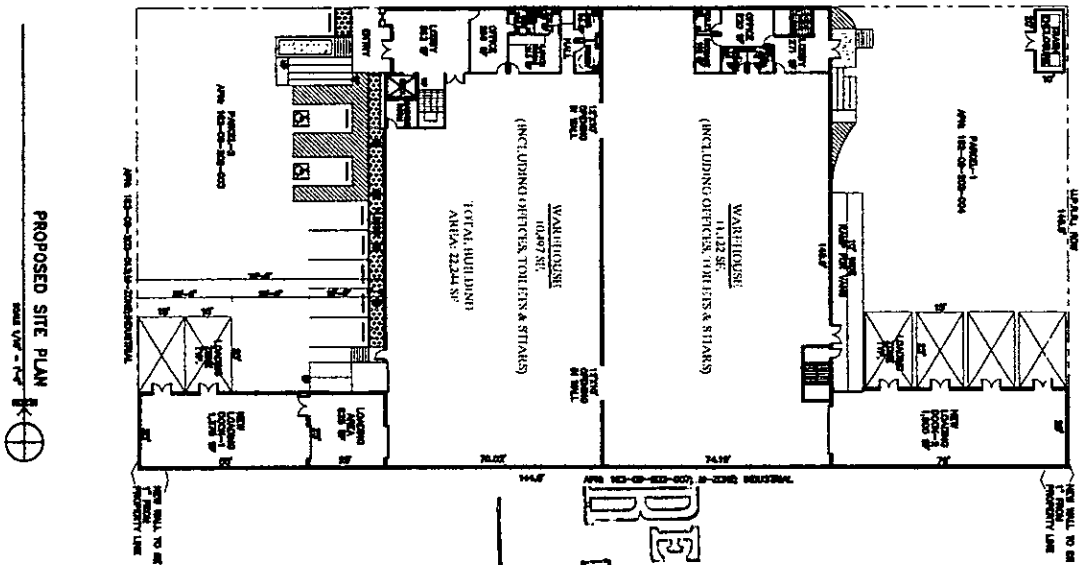


|                                                                                                                         |   |
|-------------------------------------------------------------------------------------------------------------------------|---|
| <b>L. T. I., Inc.</b><br>3022 CHANDLER AVE. SUITE 100<br>LAS VEGAS, NV 89103<br>TEL: (702) 734-8800 FAX: (702) 734-8800 |   |
| <b>WAREHOUSE REMODEL &amp; TENANT IMPROVEMENT</b><br>2770 HIGHLAND DRIVE<br>LAS VEGAS, NEVADA 89109                     |   |
| <b>CONCEPT FLOOR PLANS</b><br>MR. GAETANO DAQUINO<br>5470 W. PEARL RD. #200 LAS VEGAS, NV 89103<br>TEL: (702) 559-1000  |   |
| PROJECT NO.<br>DATE<br>SCALE<br>SHEET NO.<br>FILE NAME<br>DRAWING                                                       | 2 |

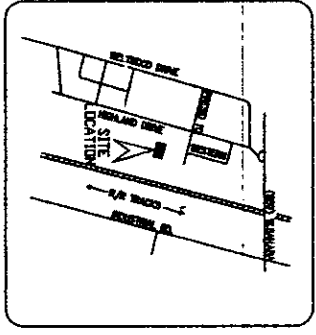
VAR-40375

VAR-40543

SDR-40374

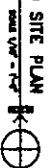


DEC 2 12010



VIEW HERE

PROPOSED SITE PLAN



**LEGEND:**

- LOADING ZONE
- FENCE
- 2" DIA. WATER MAIN WITH 5' DIA. CIRC. WITH AUTOMATIC IRRIGATION SYSTEM WITH BACKFLOW PREVENTOR FROM DOMESTIC WATER LINE
- QUEEN PALMS WITH 8' TRUNKS

**SITE:**  
 PARCEL 1: APN 163-09-202-001 (2770 HIGHLAND) 11.164 AC. 0.77 ACRES  
 PARCEL 2: APN 163-09-202-001 (2770 HIGHLAND) 12.001 AC. 0.26 ACRES  
 TOTAL SITE AREA: 45,409 SF.

**EXISTING WAREHOUSE:** 22,244 SF.

**PROPOSED ADDITIONS:**

- 1) NEW LOADING DOCKS ON EAST & WEST SIDES = 3,275 SF
- 2) 2ND FLOOR STORAGE & OFFICES = 633 SF
- 3) ROOF FLOOR - SECURITY GUARD STATION, STORAGE, LUNCHROOM & TOILETS = 1,480 SF
- 4) ROOF FLOOR - DISH WASH AREA (INSIDE THE BUILDING) = 1,574 SF
- 5) TERRACE FOR WINE TASTING PARTIES = 16,102 SF

**TOTAL USABLE AREA = 45,298 SF.**

**PARKING SUMMARY:**

- 1) WAREHOUSE AREA INCLUDING NEW LOADING DOCKS, OFFICES, STORAGE, TOILETS, LUNCHROOM, SECURITY GUARD STATION, ETC. = 27,622 SF/200 = 11 CARS
- 2) DISH WASH AREA (16,102+1,674) = 17,776 SF/200 = 89 CARS

**TOTAL CARS REQUIRED: 100 CARS**  
**TOTAL CARS PROVIDED: 187 CARS**

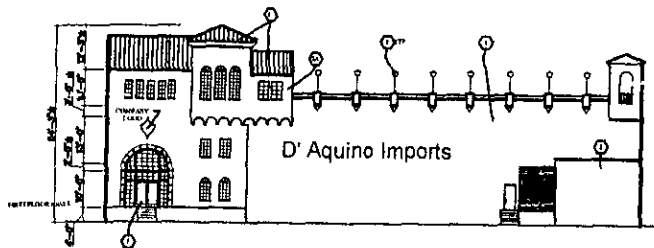
VAR-40375  
 VAR-40543  
 SDR-40374

CONCEPT SITE PLAN

MR. GAETANO DAQUINO  
 6470 W. ROAD 1000 LAS VEGAS, NV 89103  
 TEL: (702) 356-1388

WAREHOUSE REMODEL & TENANT IMPROVEMENT  
 2770 HIGHLAND DRIVE  
 LAS VEGAS, NEVADA 89109

**L.T.I., INC.**  
 CONSTRUCTION MANAGEMENT  
 2021 CHANDLER BL. SUITE 200  
 LAS VEGAS, NV 89103  
 TEL: (702) 224-4444 FAX: (702) 734-4444  
 WWW.LTI-INC.COM

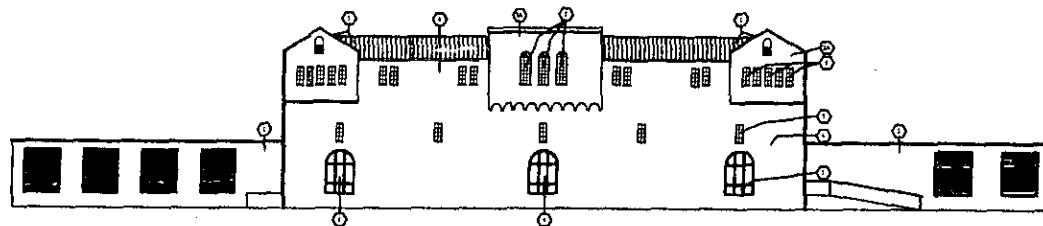


WEST ELEVATION (FRONT)

SCALE 1/8" = 1'-0"

**SIGNAGE INFORMATION:**

COMPANY LOGO: 6'-2" HIGH, 4'-3" WIDE, INTERNALLY ILLUMINATED  
UPPER CASE LETTER: 4'-6" HIGH, INTERNALLY ILLUMINATED  
LOWER CASE LETTER: 4'-4" HIGH, INTERNALLY ILLUMINATED



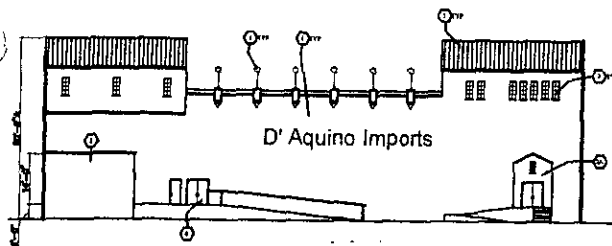
NORTH ELEVATION (SIDE)

SCALE 1/8" = 1'-0"

**EXTERIOR COLOR/ MATERIAL SCHEDULE:**

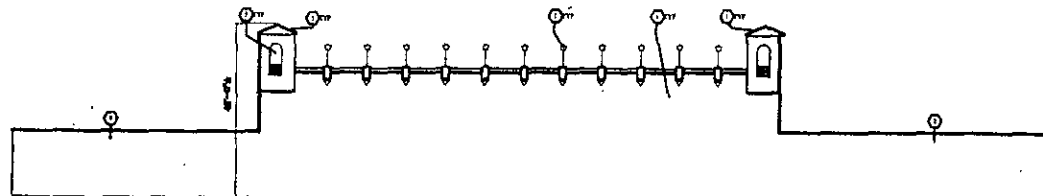
- 1 CONCRETE TILE ROOF  
DUNN EDWARDS: DES251-SPICE CAKE  
OR MATCH WITH CONCRETE TILE COLORS
- 2 STUCCO, PAINTED  
DUNN EDWARDS: DES239-DELIGHTFUL PEACH
- 2A STUCCO, PAINTED  
DUNN EDWARDS: DES241-SICILIAN VILLA
- 3 POLE MOUNTED LIGHT FIXTURES @ PARAPET.
- 4 CONCRETE BLOCK WALLS WITH STUCCO FINISH, PAINTED.  
DUNN EDWARDS: DES239-DELIGHTFUL PEACH
- 5 PAINTED WINDOW TREATMENT OR REAL WINDOWS,  
WHERE SHOWN ON CONSTRUCTION DWGS.  
DUNN EDWARDS: DES384-SILVERBERRY
- 6 PAINT ALL DOORS & FRAMES.  
COLOR TO MATCH ADJACENT WALL COLORS.
- 7 DARK BRONZE ALUMINUM WITH CLEAR GLASS.

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DEC 2 12 2010



EAST ELEVATION (REAR)

SCALE 1/8" = 1'-0"

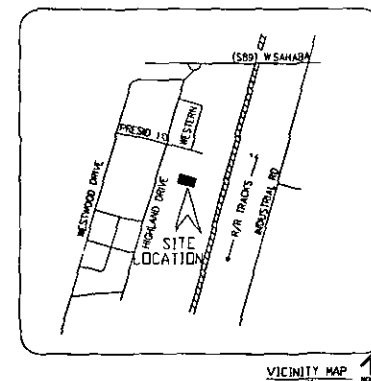
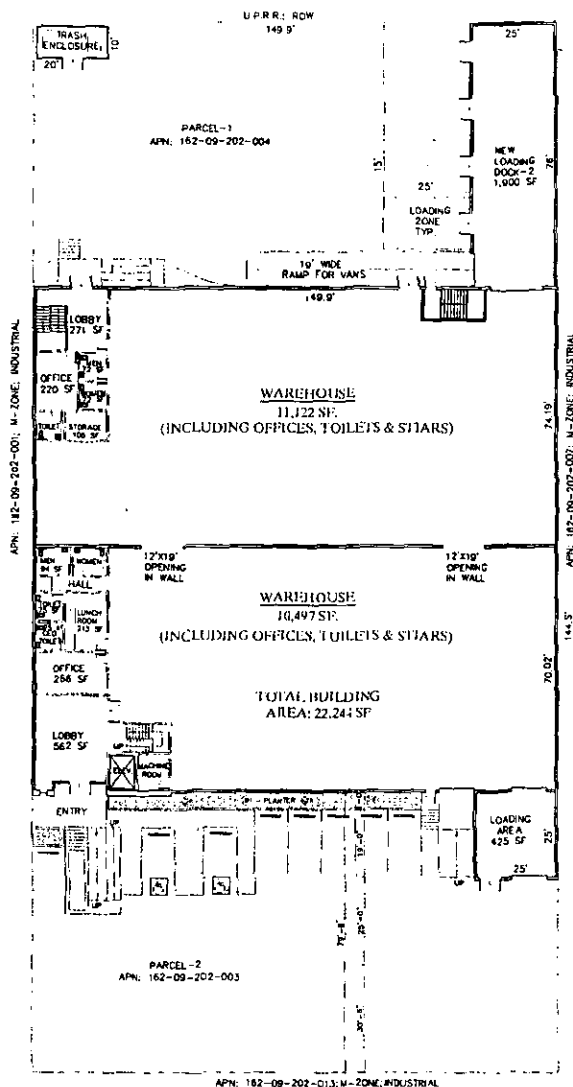


SOUTH ELEVATION (SIDE)

SCALE 1/8" = 1'-0"

**VAR-40375**  
**VAR-40543**  
**SDR-40374**

| REVISION                               |            |
|----------------------------------------|------------|
| 1                                      | 10/20/2010 |
| 2                                      | 10/20/2010 |
| L. T. Inc.                             |            |
| CONSTRUCTION MANAGEMENT                |            |
| 1000 S. 10TH AVE. SUITE 100            |            |
| LAS VEGAS, NV 89105                    |            |
| PHONE (702) 734-4000                   |            |
| FAX (702) 734-4000                     |            |
| EMAIL: LTI@LTI.COM                     |            |
| WEBSITE: WWW.LTI.COM                   |            |
| WAREHOUSE REMODEL & TENANT IMPROVEMENT |            |
| 2770 HIGHLAND DRIVE                    |            |
| LAS VEGAS, NEVADA 89109                |            |
| CONCEPT EXTERIOR ELEVATIONS            |            |
| MR. GAETANO DAQUINO                    |            |
| 5470 W. ROAD 200, LAS VEGAS, NV 89115  |            |
| TEL: (702) 254-1988                    |            |
| DATE                                   | 10/20/2010 |
| BY                                     | 10/20/2010 |
| CHKD                                   | 10/20/2010 |
| APP'D                                  | 10/20/2010 |
| DATE                                   | 10/20/2010 |
| BY                                     | 10/20/2010 |
| CHKD                                   | 10/20/2010 |
| APP'D                                  | 10/20/2010 |
| 3                                      |            |



#### SITE:

PARCEL 1: APN 162-09-202-004 (2770 HIGHLAND) 33,368 SF, 0.77 ACRES  
PARCEL 2: APN 162-09-202-003 (2700 HIGHLAND) 12,041 SF, 0.28 ACRES  
TOTAL SITE AREA: 45,409 SF.

#### BUILDING AREA ANALYSIS/PARKING DEMAND CALCULATIONS

EXISTING WAREHOUSE = 22,244 SF

#### PROPOSED ADDITIONS:

- 1) NEW LOADING DOCKS  
ON EAST SIDE = 1,941 SF
  - 2) 2ND FLOOR STORAGE  
& OFFICES = 653 SF
  - 3) ROOF LEVEL: SECURITY  
GUARD STATION, STORAGE,  
LUNCHROOM & TOILETS = 1,450 SF
  - 4) ROOF LEVEL DISPLAY AREA  
(INSIDE THE BUILDING) = 1,674 SF
  - 5) TERRACE FOR WINE  
TASTING PARTIES = 4,000 SF
- TOTAL USABLE AREA = 31,921 SF

#### PARKING SUMMARY:

- 1) WAREHOUSE AREA INCLUDING NEW LOADING DOCKS,  
OFFICES, STORAGE, TOILETS, LUNCHROOM,  
SECURITY GUARD STATION, ETC = 36,247 SF/2500 = 14 CARS
  - 2) DISPLAY AREA (4,000 + 1,674) = 5,674 SF/500 = 11 CARS
- TOTAL CARS REQUIRED: 25 CARS  
TOTAL CARS PROVIDED: 8 CARS

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#### LEGEND:

- LOADING ZONE  
15'X25' TYP.
- 2"-DG. WITH 5 GALLON SHRUBS @ 5'-0" O.C.  
WITH AUTOMATIC IRRIGATION SYSTEM WITH BACKFLOW  
PREVENTOR FROM DOMESTIC WATER LINE
- 4-QUEEN PALMS WITH 8' TALL LINE HEIGHT

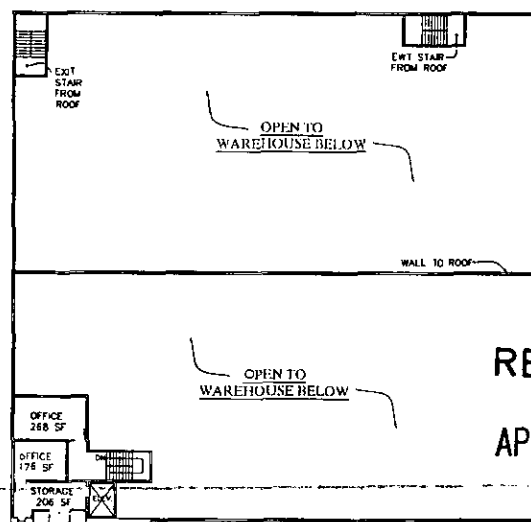
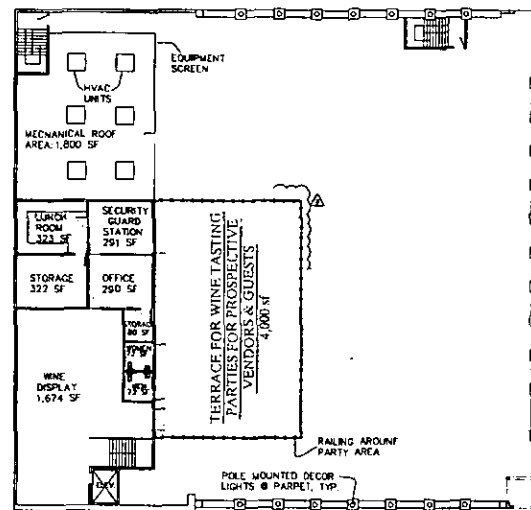
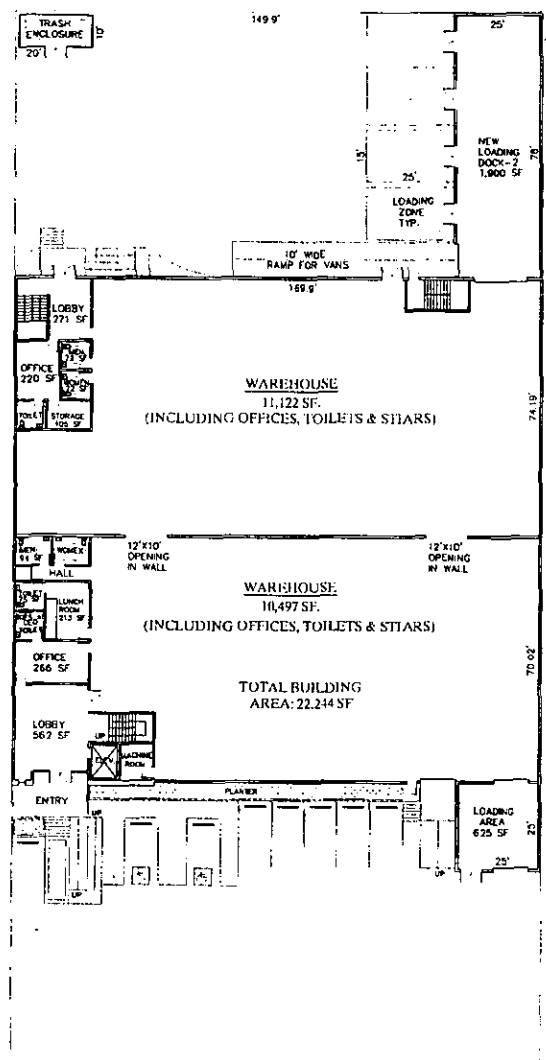
APR 14 2011

**VAR-40375 VAR-40543**

**SDR-40374-REVISED**

**04/20/11 CC**

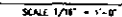
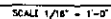
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APR 14 2011

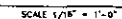
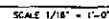
|                                                                                                                                   |   |
|-----------------------------------------------------------------------------------------------------------------------------------|---|
| <b>L.T.I. Inc.</b><br>2770 Highland Drive<br>Las Vegas, NV 89109<br>TEL: (714) 334-8810 FAX: (714) 334-8800<br>EMAIL: LTI@LTI.COM |   |
| <b>WAREHOUSE REMODEL &amp; TENANT IMPROVEMENT</b><br>2770 HIGHLAND DRIVE<br>LAS VEGAS, NEVADA 89109                               |   |
| <b>CONCEPT FLOOR PLANS</b><br>MR. GAETANO DAQUINO<br>5410 WYN ROAD #300 LAS VEGAS, NV, 89103<br>TEL: (505) 338-1888               | 2 |

VAR-40375 VAR-40543  
SDR-40374 REVISED  
04/20/11 CC



COMPANY LOGO: 6-2" HIGH, 4-3" WIDE- INTERNALLY ILLUMINATED  
UPPER CASE LETTER: 4-6" HIGH- INTERNALLY ILLUMINATED  
LOWER CASE LETTER: 3-4" HIGH- INTERNALLY ILLUMINATED

- 1 CONCRETE TILE ROOF  
DUNK EDWARDS: DE525-SPICE CAKE  
DR MATCH WITH CONCRETE TILE COLORS
- 2 STUCCO, PAINTED  
DUNK EDWARDS: DE529-DELIGHTFUL PEACH
- 2A STUCCO, PAINTED  
DUNK EDWARDS: DE524-SICILIAN VILLA
- 3 POLE MOUNTED LIGHT FIXTURES & PARAPET.
- 4 CONCRETE BLOCK WALLS WITH STUCCO FINISH, PAINTED.  
DUNK EDWARDS: DE529-DELIGHTFUL PEACH
- 5 PAINTED WINDOW TREATMENT OR REAL WINDOW.  
WHERE SHOWN ON CONSTRUCTION DWGS  
DUNK EDWARDS: DE534-SHRUBBERY
- 6 PAINT ALL DOORS & FRAMES  
COLOR TO MATCH ADJACENT WALL COLORS.
- 7 PARK BRONZE ALUMINIUM WITH CLEAR GLASS.



~~APR 14 2011~~

**VAR-40375 VAR-40543**  
**SDR-40374 REVISED**  
**04/20/11 CC**

**L.T.I., Inc.**  
CONSULTING & MANAGEMENT  
2520 CHAMBERS RD., SUITE 1100  
ASTORIA, OR 97103  
TEL: (503) 325-1100 FAX: (503) 325-1101  
E-MAIL: LTI@LTI.ORG

**WAREHOUSE REMODEL &  
TENANT IMPROVEMENT**  
2770 HIGHLAND DRIVE  
LAS VEGAS, NEVADA 89109

CONCEPT EXTERIOR ELEVATIONS

MR. GAETANO DAQUINO  
3470 WYN ROAD #100, LAS VEGAS, NV. 89103  
TEL: 7626 358-1989

|            |            |
|------------|------------|
| DRAWN:     |            |
| CHECKED:   | AP         |
| DATE:      | 10-05-2010 |
| SCALE:     | AS SHOWN   |
| JOB NO.    | 10-100     |
| FILE NAME: |            |

3

FROM : JSHERDA

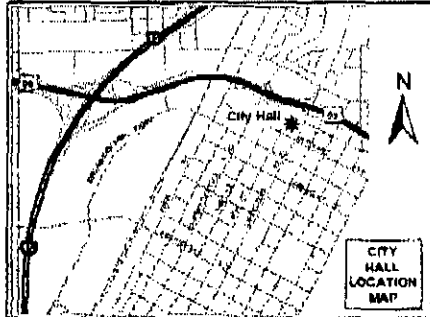
FAX NO. : 7023615844

Feb. 02 2011 09:47AM P1

City of Las Vegas

Planning & Development Department  
Development Services Center  
333 North Rancho Drive, 3<sup>rd</sup> Floor  
Las Vegas, Nevada 89107

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



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



I SUPPORT  
this Request



I OPPOSE  
this Request

Please use available blank space on card for your comments.

**VAR-40375 & VAR-40543**

Planning Commission Meeting of 2/8/2011

PRESORTED  
FIRST CLASS



02 1M

**\$ 00.414**

0004279218

JAN 27 2011

MAILED FROM ZIP CODE 89101



16209202001

Case: VAR-40375

N Y P CORPORATION  
6120 S TORREY PINES  
LAS VEGAS NV 89118-3209

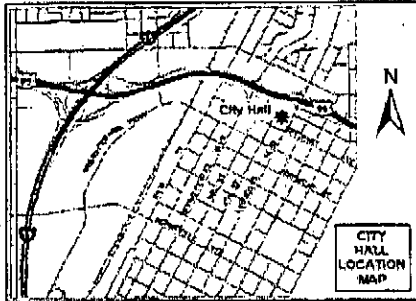
17 KRDFN11 89118



17-18 P

City of Las Vegas  
 Planning & Development Department  
 Development Services Center  
 333 North Rancho Drive, 3<sup>rd</sup> Floor  
 Las Vegas, Nevada 89107

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



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



I SUPPORT  
 this Request



I OPPOSE  
 this Request

Please use available blank space on card for your comments.

**VAR-40375 & VAR-40543-**

Planning Commission Meeting of 2/8/2011

PRESORTED  
 FIRST CLASS



UNITED STATES POSTAGE  
 02 1M \$ 00.414  
 0004279218 JAN 27 2011  
 MAILED FROM ZIP CODE 89101

16209202008 Case: VAR-40375  
 KHAZAI SHAHRIAR & ISABELA  
 %IMPERIOAL DESIGN  
 14100 KINGSLEY DR  
 GARDENA CA 90249-3018

116 KROFN11 90249



**FAXED**

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

| APPLICATION PACKET                  |                                     |                                                                                                                      |
|-------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Application signed and notarized by <b>all</b> property owners or authorized agent(s)                                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Grant deed and legal description                                                                                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <b>Detailed</b> justification letter                                                                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <b>Original</b> meeting notes and checklist(s) signed by planner                                                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Correct fee(s): \$ 300.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = <b>\$ 830.00 Total</b> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Statement of Financial Interest (SOFI) signed and notarized by <b>all</b> property owners or authorized agent(s)     |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Development Impact Notice and Assessment (DINA)                                                                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Project of Regional Significance (PRS)                                                                               |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Color & Materials Board per Site Development Plan Review Submittal Requirements                                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Copy of Business License(s)                                                                                          |

**NOTES:**

Visit the CLV website for blank application, SOFI & DINA forms @ <http://www.lasvegasnevada.gov/> (Follow - "I Want To . . ." -> "Apply for -> Planning Applications")

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

**Folded Plans:**

6

**Colored, Rolled Plans:**

1

**Reduced Copy (8-1/2x11 B/W):**

1

**NOTES:**

| LANDSCAPE PLAN                      |                          |                                                                               |
|-------------------------------------|--------------------------|-------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11" x 17" min. to 24" x 36" max. page size                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | North arrow, scale, and vicinity map                                          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>All</b> property lines and present dimensions labeled                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>All</b> required perimeter landscape planters shown                        |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>All</b> required parking lot fingers/islands shown                         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Quantity, size, species/variety of <b>all</b> trees, shrubs, and ground cover |

**Folded Plans:**

1

**Colored, Rolled Plans:**

1

**Reduced Copy (8-1/2x11 B/W):**

1

**NOTES:**

| BUILDING ELEVATIONS      |                                     |                                                                 |
|--------------------------|-------------------------------------|-----------------------------------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 11" x 17" min. to 24" x 36" max. page size                      |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Scale and building dimensions labeled                           |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | North, south, east, and west elevations of <b>all</b> buildings |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>All</b> building materials and colors noted                  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8" x 10" photo of original color and material board             |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>All</b> wall sign locations shown and sizes noted            |

**Folded Plans:**

0

**Colored, Rolled Plans:**

0

**Reduced Copy (8-1/2x11 B/W):**

0

**NOTES:**

| FLOOR PLANS              |                                     |                                            |
|--------------------------|-------------------------------------|--------------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 11" x 17" min. to 24" x 36" max. page size |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Scale and building dimensions labeled      |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>All</b> building entrances/exits shown  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Use of <b>all</b> rooms noted/labeled      |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Maximum Occupancy (per I.B.C.)             |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Seating Capacity                           |

**Folded Plans:**

1

**Rolled Plans:**

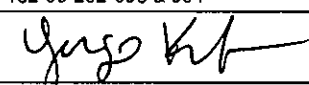
1

**Reduced Copy (8-1/2x11 B/W):**

1

**NOTES:**

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

|                      |                                                                                     |                                 |                                      |
|----------------------|-------------------------------------------------------------------------------------|---------------------------------|--------------------------------------|
| Owner / Applicant:   | D'Aquino Italian Importing Co.                                                      | Application Type:               | Variance                             |
| Representative:      | Ron Phadnis                                                                         | Application Purpose:            | Parking Requirements                 |
| APN:                 | 162-09-202-003 & 004                                                                | Site Location:                  | 2770 S. Highland Drive               |
| Planner's Signature: |  | Pre-App. Meeting Date:          | 11-03-10                             |
| Planner:             | Yorgo Kagafas, Planner II - 229-6196                                                | Submittal Deadline:             | 12/14/10 - no later than 2:00 pm     |
|                      |                                                                                     | Earliest PC / CC Meeting Dates: | 01/27/11 PC - 03/02/11 CC - Cycle 11 |



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

April 21, 2011

Mr. Fabrizio Pena  
Gaetano D'Aquino  
1850 Business Center Drive  
Duarte, California 91010

RE: VAR-40375 - VARIANCE  
RELATED TO VAR-40543 AND SDR-40374  
CITY COUNCIL MEETING OF APRIL 20, 2011

Dear Mr. Pena:

The City Council at a regular meeting held April 20, 2011, DENIED the request for a Variance TO ALLOW A ZERO-FOOT FRONT AND SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED on 1.03 acres at 2700 and 2770 Highland Drive (APNs 162-09-202-003 and 004), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 20, 2011.

Sincerely,

A handwritten signature in cursive script that reads "Angela Crolli".

Angela Crolli  
Deputy City Clerk II for  
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Aron Phadnis  
67 Clearwood Avenue  
Duarte, California 91010

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

VOICE 702.229.8011  
TTY 702.386.9108  
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)



LAS VEGAS CITY COUNCIL

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LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL  
CITY MANAGER

March 17, 2011

Mr. Fabrizio Pena  
Gaetano D'Aquino  
1850 Business Center Drive  
Duarte, California 91010

RE: VAR-40375 - VARIANCE  
RELATED TO VAR-40543 AND SDR-40374  
CITY COUNCIL MEETING OF MARCH 16, 2011

Dear Mr. Pena:

The City Council at a regular meeting held March 16, 2011, HELD IN ABEYANCE the request for a Variance TO ALLOW A ZERO-FOOT FRONT AND SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED on 1.03 acres at 2700 and 2770 Highland Drive (APNs 162-09-202-003 and 004), M (Industrial) Zone.

This item will be heard during the 1:00 p.m. Planning discussion portion of the April 20, 2011, City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in cursive script, reading "Gabriela Portillo-Brenner".

Gabriela Portillo-Brenner  
Deputy City Clerk II for  
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Aron Phadnis  
67 Clearwood Avenue  
Duarte, California 91010

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

VOICE 702.229.6011  
TTY 702.386.9108  
www.lasvegasnevada.gov

# 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)

February 9, 2011

Mr. Fabrizio Pena  
Gaetano D'Aquino  
1850 Business Center Drive  
Duarte, California 91010

**RE: VAR-40375 - VARIANCE RELATED TO VAR-40543 AND SDR-40374  
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2011**

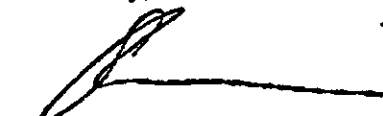
Dear Mr. Pena:

Your request for a Variance TO ALLOW EIGHT PARKING SPACES WHERE 48 ARE REQUIRED on 1.03 acres at 2700 and 2770 Highland Drive (APNs 162-09-202-003 and 004), M (Industrial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on February 8, 2011.

The Planning Commission vote resulted in a **TIE** which is tantamount to **NO RECOMMENDATION**.

This item will be considered by the City Council on **March 16, 2011**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Mr. Aron Phadnis  
67 Clearwood Avenue  
Duarte, California 91010

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





January 19, 2011

Mr. Fabrizio Pena  
Gaetano D'Aquino  
1850 Business Center Drive  
Duarte, California 91010

**RE: VAR-40375 - VARIANCE RELATED TO VAR-40543 AND SDR-40374  
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2011**

Dear Mr. Pena:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **February 8, 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 26, 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 333 North Rancho Drive 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: Mr. Aron Phadnis  
67 Clearwood Avenue  
Duarte, California 91010

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

STEVE WOLFSON

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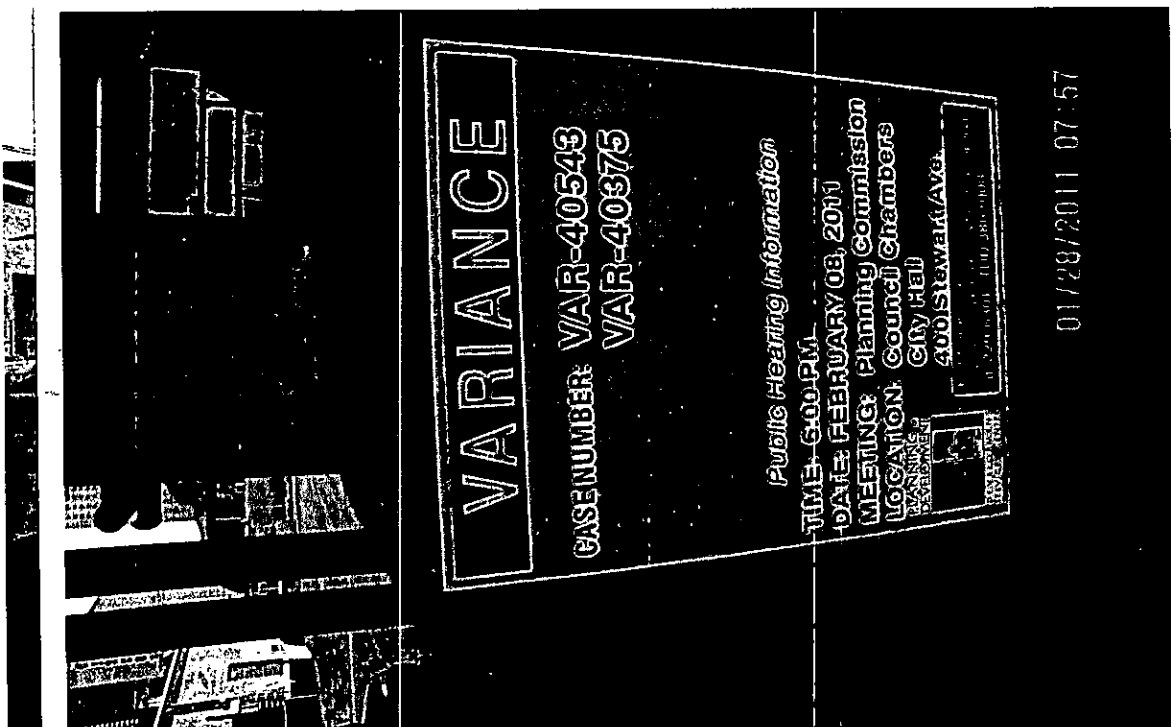
# CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-40375

MEETING DATE: 02/08/11 PC

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



[Signature]  
Signature

1-28-11  
Date

This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 333 North Rancho Drive, 3<sup>rd</sup> Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

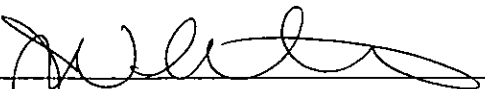


**CASE**

**MEET**

**Sign P**  
Code, w  
schedule



  
Signature

1-28-11  
Date

This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 333 North Rancho Drive, 3<sup>rd</sup> Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

## Application Information

**VAR-40375 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GAETANO D'AGUINO** - Request for a Variance TO ALLOW EIGHT PARKING SPACES WHERE 48 ARE REQUIRED on 1.03 acres at 2700 and 2770 Highland Drive (APNs 162-09-202-003 and 004), M (Industrial) Zone, Ward 1 (Tarkanian).

**VAR-40543 - VARIANCE RELATED TO VAR-40375 - PUBLIC HEARING - APPLICANT/OWNER: GAETANO D'AGUINO** - Request for a Variance TO ALLOW A ZERO-FOOT FRONT AND SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED on 1.03 acres at 2700 and 2770 Highland Drive (APNs 162-09-202-003 and 004), M (Industrial) Zone, Ward 1 (Tarkanian).

## Application Location



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

### Public Hearing Information

**Meeting:** Planning Commission  
**Date:** February 08, 2011  
**Time:** 6:00 P.M.  
**Location:** City Council Chambers  
400 Stewart Avenue  
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 333 North Rancho Drive, 3<sup>rd</sup> Floor, Las Vegas, Nevada 89107. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

## Application Information

**VAR-40375 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GAETANO D'AGUINO** - Request for a Variance TO ALLOW EIGHT PARKING SPACES WHERE 48 ARE REQUIRED on 1.03 acres at 2700 and 2770 Highland Drive (APNs 162-09-202-003 and 004), M (Industrial) Zone, Ward 1 (Tarkanian).

**VAR-40543 - VARIANCE RELATED TO VAR-40375 - PUBLIC HEARING - APPLICANT/OWNER: GAETANO D'AGUINO** - Request for a Variance TO ALLOW A ZERO-FOOT FRONT AND SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED on 1.03 acres at 2700 and 2770 Highland Drive (APNs 162-09-202-003 and 004), M (Industrial) Zone, Ward 1 (Tarkanian).

## Application Location



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

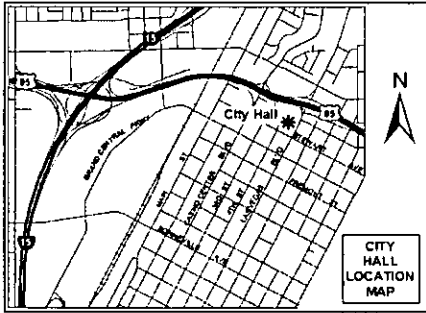
### Public Hearing Information

**Meeting:** Planning Commission  
**Date:** February 08, 2011  
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400 Stewart Avenue  
Las Vegas, Nevada

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City of Las Vegas  
Planning & Development Department  
Development Services Center  
333 North Rancho Drive, 3<sup>rd</sup> Floor  
Las Vegas, Nevada 89107

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



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

☐

I SUPPORT  
this Request

☐

I OPPOSE  
this Request

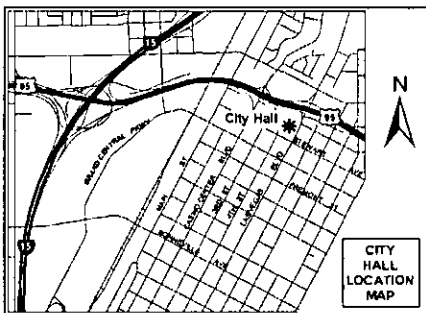
Please use available blank space on card for your comments.

**VAR-40375 & VAR-40543**

Planning Commission Meeting of 2/8/2011

City of Las Vegas  
Planning & Development Department  
Development Services Center  
333 North Rancho Drive, 3<sup>rd</sup> Floor  
Las Vegas, Nevada 89107

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



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

☐

I SUPPORT  
this Request

☐

I OPPOSE  
this Request

Please use available blank space on card for your comments.

**VAR-40375 & VAR-40543**

Planning Commission Meeting of 2/8/2011

## **Development Notification**

**PC Meeting: February 8, 2011a**

---

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

---

**VAR-40375**

Beverly Green NA

Clark Terrace Mutual Homes, Inc.

Clark Towers Senior Apartments

Gateway Neighborhood Association

Glen Heather Estates NA

McNeil Estates NA

Meadows Mobile Home Park Neighborhood Watch

Rancho Bonito Estates HOA

Rancho Bonito NA

Rancho Oakey NA

Rancho Sereno NA

Richfield NA

Scotch Eighty Owners' Association

Spanish Oaks HOA

Sunlake Apartments

Versailles Senior Apartments

# 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 Riekki, Survey (FM, PM, & A's only)  
**Date:** January 11, 2011  
**Re:** **VAR-40375** Gaetano D'Aguino 2700 & 2770 Highland dr.  
Request for a Variance to allow 8 parking spaces where 47 are required.

---

## **COMMENTS:**

We support present City Code parking requirements, therefore we cannot support the variance request to allow 8 parking spaces where 47 spaces are the minimum allowed. We note that this action is related to Site Development Plan Review SDR-40374 and all of our recommended conditions are associated with that action.

# CITY OF LAS VEGAS

## INTER-OFFICE MEMORANDUM

### REQUEST FOR COMMENT

**FROM: PLANNING AND DEVELOPMENT**

**VAR-40375**

#### HAND DELIVERED

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

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

|                                |                   |                               |
|--------------------------------|-------------------|-------------------------------|
| <CCSD>                         | LINDA PERRI       | 4190 McLeod Drive, 2nd Floor  |
| METRO                          | BRIAN O'CALLAGHAN | 7th FLOOR CITY HALL           |
| OFFICE OF BUSINESS DEVELOPMENT | TOM BURKART       | 2nd FLOOR CITY HALL EXPANSION |
| NEIGHBORHOOD SERVICES          | ANNE KILPONEN     | 2nd FLOOR CITY HALL           |
| *TEFO (DPW)                    | REBECCA WHITLOCK  | 2900 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**

**VAR-40375 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GAETANO D'AGUINO -**  
**Request for a Variance TO ALLOW EIGHT PARKING SPACES WHERE 47 ARE REQUIRED on 1.03 acres at**  
**2700 and 2770 Highland Drive (APNs 162-09-202-003 and 004), M (Industrial) Zone, Ward 1 (Tarkanian).**

**VAR-40543 - VARIANCE RELATED TO VAR-40375 - PUBLIC HEARING - APPLICANT/OWNER:**  
**GAETANO D'AGUINO - Request for a Variance TO ALLOW A ZERO-FOOT FRONT AND SIDE YARD**  
**SETBACK WHERE TEN FEET IS REQUIRED on 1.03 acres at 2700 and 2770 Highland Drive (APNs 162-09-**  
**202-003 and 004), M (Industrial) Zone, Ward 1 (Tarkanian).**

**SDR-40374 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-40375 AND VAR-40543 -**  
**PUBLIC HEARING - APPLICANT/OWNER: GAETANO D'AGUINO - Request for a Site Development Plan**  
**Review TO CONVERT AN EXISTING WAREHOUSE INTO A 45,398 SQUARE-FOOT WHOLESALE**  
**SHOWROOM FACILITY WITH WAIVERS TO ALLOW NO PERIMETER LANDSCAPING BUFFER WHERE**  
**EIGHT-FEET IS REQUIRED AND TO ALLOW NO LANDSCAPE ISLANDS WHERE ONE IS REQUIRED**  
**FOR EVERY SIX PARKING SPACES on 1.03 acres at 2700 and 2770 Highland Drive (APNs 162-09-202-003**  
**and 004), M (Industrial) Zone, Ward 1 (Tarkanian).**

**PLANNING COMMISSION: *FEBRUARY 8, 2011***

**CITY COUNCIL: *MARCH 16, 2011***

**PLANNING SUPERVISOR: *STEVE GEBEKE***



***PUBLIC HEARING***

**Comments Due: *JANUARY 6, 2011***

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

**LIST COMMENTS BELOW:**

4K

Report Date 12/21/2010 12:31 PM

Submitted By

Page 1

A/P # 40375 VARIANCE

Application Information

Stages

|           | Date / Time      | By     |            | Date / Time | By |
|-----------|------------------|--------|------------|-------------|----|
| Processed | 12/03/2010 13:42 | 983052 | Temp COO   |             |    |
| Approved  |                  |        | COO Issued |             |    |
| Final     |                  |        | Expires    |             |    |

Associated Information

|                  |                                                  |            |
|------------------|--------------------------------------------------|------------|
| Type of Work     | # Plans                                          | 0          |
| Dept of Commerce | # Plans                                          | 0          |
| Priority         | <input checked="" type="checkbox"/> Auto Reviews | Bill Group |

Valuation

|                      |      |
|----------------------|------|
| Declared Valuation   | 0.00 |
| Calculated Valuation | 0.00 |
| Actual Valuation     | 0.00 |

Description of Work

VAR-40375 - VARIANCE - PUBLIC HEARING - APPLICANT/DWNER: GAETANO D'AGUINO - Request for a Variance TO ALLOW 8 PARKING SPACES WHERE 47 ARE REQUIRED on 1.03 acres at 2700 and 2770 Highland Drive (APNs 162-09-202-003 and 004), M (Industrial) Zone, Ward 1 (Tarkanian).

Parent A/P #

|                    |           |                    |                         |                  |      |
|--------------------|-----------|--------------------|-------------------------|------------------|------|
| Project #          | 40375     | Project/Phase Name | D'AQUINO WINE WAREHOUSE | Phase #          |      |
| Size/Area          | 1.03 ACRE | Size Description   |                         | Subdivision Code |      |
| Proposed Start     |           | Proposed Stop      |                         | % Completed      | 0.00 |
| % Complete Formula |           |                    |                         |                  |      |

Property/Site Information

Parcel 16209202004

Location

Owner/Tenant

|                 |                         |      |                                  |                |                              |                                  |
|-----------------|-------------------------|------|----------------------------------|----------------|------------------------------|----------------------------------|
| Contact ID      | AC1725791               | Name | D'AQUINO GAETANO & SYLVIA FAM TR | Organization   | % D'AQUINO ITALIAN IMPDRTING |                                  |
| Mailing Address | 1850 BUSINESS CENTER DR |      |                                  | State/Province | CA                           |                                  |
| City            | DUARTE                  |      |                                  | Country        |                              | <input type="checkbox"/> Foreign |
| ZIP/PC          | 91010-2901              |      |                                  | Evening Phone  |                              |                                  |
| Day Phone       |                         |      |                                  | Mobile #       |                              |                                  |
| Fax             |                         |      |                                  |                |                              |                                  |

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

2770 HIGHLAND DR  
LAS VEGAS, 89109-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16209202003  
16209202004

Report Date 12/21/2010 12:31 PM

Submitted By

Page 2

**Applicants/Contacts**

Primary N Capacity OWNER Contact ID AC1725791 ☐ Foreign  
Effective Expire  
Name D'AQUINO GAETANO & SYLVIA FAM TR  
Day Phone Eve Phone Organization % D'AQUINO ITALIAN IMPORTING  
Pager PIN # Position D'AQUINO GAETANO TRS  
Fax Mobile Profession  
E-Mail  
Address 1850 BUSINESS CENTER DR  
DUARTE, CA 91010-2901  
Seasonal Addr  
Valid From To  
Comments No Comments

Primary Y Capacity OTHER Other REP Contact ID AC1838135 ☐ Foreign  
Effective Expire  
Name ARUN PHADNIS  
Day Phone (714)734-8810 x Eve Phone Organization  
Pager PIN # Position  
Fax (714)734-8820 Mobile Profession  
E-Mail  
Address 87 CLEAR WOOD AVE  
DUARATE, CA 91010  
Seasonal Addr  
Valid From To  
Comments arun phadnis; 714-734-8810

**Contractors**

No Contractors

| Fees                                 | Status | Paid Date        | Amount |
|--------------------------------------|--------|------------------|--------|
| NOTIFICATION & ADVERTISING FEE       | P      | 12/03/2010 13:50 | 500.00 |
| RECORDING OF NOTICE OF ZONING ACTION | P      | 12/03/2010 13:50 | 30.00  |
| PROCESSING FEE                       | P      | 12/03/2010 13:50 | 300.00 |
| Total Unpaid                         | 0.00   | Total Paid       | 830.00 |

**Inspections**

There are no inspections for this Report

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

**Activity/Review Details**

Detail SUBMITTAL CHECKLIST (VAR) Modified By FSOLIS Modified Date/Time 12/03/2010 13:42  
Comments  
No Comments

Report Date 12/21/2010 12:31 PM

Submitted By

Page 3

# SUBMITTAL CHECKLIST

Indicate if item is being submitted

|                                        |                                                   |
|----------------------------------------|---------------------------------------------------|
| Y Pre-Application Conference Checklist | Y Site Plan (6 Folded Blue Lines, 1 Rolled Color) |
| Y Application/Petition Form            | Y Building Elevations (1 Folded, 1 Rolled Color)  |
| Y Deed and Legal Description           | Y Floor Plan (1 Folded, 1 Rolled)                 |
| Y Justification Letter                 | Y Laser Print Site Plan                           |
| Y Statement of Financial Interest      | Y Laser Print Floor Plan                          |
|                                        | N Laser Print Elevation                           |

Y Business Licensing Requirements Met

N Business License Exempt

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

|         |  |  |  |        |                  |  |
|---------|--|--|--|--------|------------------|--|
| Z-LEGAL |  |  |  | 983052 | 12/03/2010 13:42 |  |
| N       |  |  |  |        |                  |  |

| Project # | A/P Type | Status | Stage | Relation |
|-----------|----------|--------|-------|----------|
|-----------|----------|--------|-------|----------|

No children exist for this project

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

There is no planning condition for this project.

## VARIANCE

Parent Project link required?

Will this go to the City Council?

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

Staff Recommendation

Entitlement Exercised?

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 |
|-------------------------------------------------------------|--------------------------|-------------------------------|---------------|-----------|----------|-------------|
|-------------------------------------------------------------|--------------------------|-------------------------------|---------------|-----------|----------|-------------|

|            |            |           |  |   |   |   |
|------------|------------|-----------|--|---|---|---|
| 02/08/2011 | PC         | SCHEDULED |  | 0 | 0 | 0 |
| CBURNEY    | 12/07/2010 |           |  |   |   |   |

Report Date 12/21/2010 12:31 PM

Submitted By

Page 4

Meeting Information

Meeting Date  
Comments  
Added By

Meeting Type

Add Date

Meeting Status

Modified By

Modified Date

YES Votes

NO Votes

ABSTENTIONS

01/25/2011 PC PULLED  
Needs additional VARs

0 0 0

CBURNEY 12/07/2010  
01/25/2011 PC SCHEDULED

0 0 0

FSOLIS 12/03/2010 FSOLIS 12/03/2010

Template Type/AP #

AP Type

Status

Stage

No children exist for this project

Employee

Employee ID

Last

First

MI

Comments

No Employee Entries

Log

Action  
Comments

Description

Entered By

Start

Stop

Hour

PAYMNT CO NAME WHO PICKED UP CONTACT# 970040 12/03/2010 13:52 0.00  
TDM BURKART, 702.229.6853, D'AQUINO IMPORTING CO INC CK 1469

No Model Home Details



# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Warehouse Remodel  
Project Address (Location) 2770 Highland Ave.  
Project Name Warehouse Remodel Proposed Use Warehouse  
Assessor's Parcel #(s) APN# 162-09-202-004 Ward #             
General Plan: existing            proposed            Zoning: existing            proposed             
Commercial Square Footage            Floor Area Ratio             
Gross Acres            Lots/Units            Density             
Additional Information Upgrade exterior elevation design, increase building height, add loading docks

PROPERTY OWNER Gaetano D'Aquino Contact Fabrigio Pena  
Address 1850 Business Center Drive Phone:            Fax:             
City Duarte State CA Zip 91010  
E-mail Address wine@daquino.com

APPLICANT Gaetano D'Aquino Contact Fabrigio Pena  
Address 1850 Business Center Drive Phone:            Fax:             
City Duarte State CA Zip             
E-mail Address wine@daquino.com

REPRESENTATIVE ARON PHADNIS Contact             
Address 67 CLEARWOOD AVE Phone: 714-734-8814 Fax: 714-734-8820  
City DUARTE State CA Zip 91010  
E-mail Address LT1@LTIINC.ORG

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 GAETANO DIAQUINO

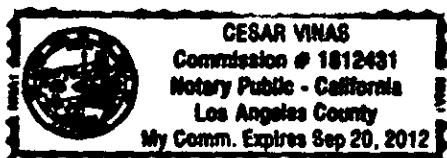
Subscribed and sworn before me

This 29 day of NOVEMBER, 2010

[Signature]

Notary Public in and for said County and State

Revised 10/27/08



### FOR DEPARTMENT USE ONLY

|                |                                   |
|----------------|-----------------------------------|
| Case #         | <u>VAR-40375</u>                  |
| Meeting Date   | <u><del>1-25-11</del> 1-25-11</u> |
| Total Fee:     | <u>830</u>                        |
| Date Received: | <u>12-3-10</u>                    |
| Received By:   | <u>FS</u>                         |

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

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



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-40375** APN: 162-09-2002003 and 004

Name of Property Owner: Gaetano D'Aquino

Name of Applicant: Gaetano D'Aquino

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

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

☐ Yes

☒ No

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

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

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

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

Signature of Property Owner: *Gaetano D'Aquino*

Print Name: GAETANO D'AQUINO

Subscribed and sworn before me

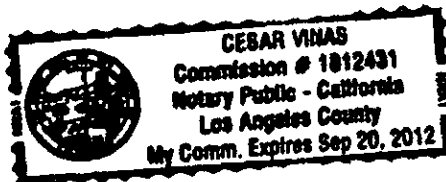
This 29 day of NOVEMBER, 2010

*[Signature]*  
Notary Public in and for said County and State

RECEIVED

DEC 03 2010

City of Las Vegas





# D'Aquino Italian Importing Co., Inc.

1850 Business Center Drive, Duarte, California 91010 USA  
Phone (626) 359-1988 Fax (626) 358-6387  
www.daquino.com email: wine@daquino.com

December 16, 2010

City of Las Vegas

Planning and Development Department

731 S. 4<sup>th</sup> Street,

Las Vegas, NV 89101

Re: Letter of Justification for remodel and addition to the

Existing warehouse located at

2770 S. Highland Drive, Las Vegas, NV 89109.

APN ns: 162-09-202-003 and 162-202-004.

DEC 21 2010

To Whom It May Concern:

The existing warehouse building is currently vacant and has a low barrel roof. In order to store the wine pallets, three stacks high, we are proposing to raise the building height from 13 feet to 25 feet clear inside by increasing the height of the exterior walls and installing a new flat roof.

The exterior appearance of the building will be upgraded to the Italian winery style design elements and Color scheme to compliment the proposed design upgrade.

The new roof level will have "wine tasting" area for our vendors and wholesale customers to sample the product prior to purchase. These events will be attended by invitation only and not open to retail customers.

**VAR-40375**  
**VAR-40543**  
**SDR-40374**

185 Via Del Serafico, 00142 Roma, Italy  
Tel: 06-504-3331 Fax: 06-519-1743

D'Aquino Exportaciones E Importaciones SA DE CV  
DAE9407189M5



## D'Aquino Italian Importing Co., Inc.

1850 Business Center Drive, Duarte, California 91010 USA  
Phone (626) 359-1988 Fax (626) 358-6387  
www.daquino.com email: wine@daquino.com

Scope of Work will include the remodel of the existing 22,244 sq.ft. warehouse building with creating second floor and roof level rooms and wine tasting roof area.

We are also proposing to add two enclosed loading docks, 1900 sq.ft on east side and 1,375 sq.ft. on the west side of the existing building.

The total square footage with all additions will increase the building's "usable area" from 22,244 SF to 45,398 SF.

We are requesting two variances:

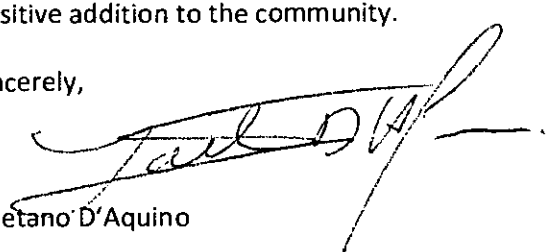
1: Parking: We are requesting approval of 8 parking spaces as shown on site plan instead of 47 parking spaces as required by code. We will not need all the parking that would be needed per planning regulations and the parking provided will suffice for our daily operation. The majority of the code required stalls are required due to the roof level wine tasting area. These events are infrequent and will be held during times when the other industrial park businesses are closed.

2: We are requesting a Side (south P.L.) Setback Variance from 10 feet to 0 Foot for the two proposed loading docks. The loading dock additions will match the setback of the existing building to avoid an unsafe condition that would otherwise be created by providing the 10 feet open space behind our new loading docks. We are also requesting a Front (west P.L.) setback Variance from 10 feet to 0 foot for the proposed western loading dock addition. The longer lengths of the loading docks will allow the required Parking backup spaces required for the cars and allow adequate turning areas for the trucks.

Lastly, we are requesting a waiver of the required on-site landscaping regulations of Title 19. Currently there is no landscaping on the property. The subject site is "land locked" and not visible from the street; however, we are still proposing to add two planter areas on the front(west) side of the building with decomposed granite, shrubs and palm trees, but will be unable to add the additional perimeter and parking lot landscaping due to existing site conditions.

Please consider approval of this application as we have made every effort to ensure this project will be a positive addition to the community.

Sincerely,

  
Gaetano D'Aquino

D'Aquino Italian Importing Co.

**VAR-40375**  
**VAR-40543**  
**SDR-40374**

Inst #: 200910160002570

Fees: \$19.00 N/C Fee: \$25.00

RPTT: \$4462.50 Ex: #

10/16/2009 12:59:57 PM

Receipt #: 96266

Requestor:

TICOR TITLE LAS VEGAS

Recorded By: TAH Pgs: 7

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN No.: 162-09-202-003, 162-09-202-004

WHEN RECORDED MAIL TO:

Gaetano D'Aquino  
c/o D'Aquino Italian Importing  
1850 Business Center Drive  
Duarte, CA 91010

MAIL TAX STATEMENTS TO:

Same As Above

Escrow No. 9050879-KH

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$4,462.50

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That US Bank National Association, as Trustee of the Lehman Brothers Small Balance Commercial Mortgage Pass-Through Certificates, 2006-3

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Gaetano D'Aquino, Trustee of the Gaetano D'Aquino and Sylvia M. D'Aquino Family Trust Created UDT July 21, 1998

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

SEE PAGE TWO (2) FOR SIGNATURES AND NOTARY ACKNOWLEDGEMENT

RECEIVED  
NOV 11 2010

BY: .....

COPY

RECEIVED

DEC 03 2010

City of Las Vegas

APN No.: 162-09-202-003, 162-09-202-004

WHEN RECORDED MAIL TO:

Gaetano D'Aquino  
c/o D'Aquino Italian Importing  
1850 Business Center Drive  
Duarte, CA 91010

MAIL TAX STATEMENTS TO:

Same As Above

Escrow No. 9050879-KH

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$4,462.50

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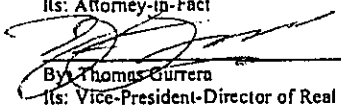
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

**SEE PAGE TWO (2) FOR SIGNATURES AND NOTARY ACKNOWLEDGEMENT**

SIGNATURES AND NOTARY ACKNOWLEDGEMENT FOR GRANT, BARGAIN, SALE DEED

US Bank National Association, as Trustee of the  
Lehman Brothers Small Balance Commercial  
Mortgage Pass-Through Certificates, 2006-3  
By: Aurora Bank FSB f/k/a Lehman Brothers Bank,  
FSB

Its: Attorney-in-Fact

  
By: Thomas Guerra

Its: Vice-President-Director of Real Estate

STATE OF NEVADA  
COUNTY OF CLARK

} ss:

This instrument was acknowledged before me on , \_\_\_\_\_  
by \_\_\_\_\_

NOTARY PUBLIC

See Attached

Clarification Copy

SIGNATURES AND NOTARY ACKNOWLEDGEMENT FOR GRANT, BARGAIN, SALE DEED

US Bank National Association, as Trustee of the  
Lehman Brothers Small Balance Commercial Mortgage  
Pass-Through Certificates, 2006-3  
By: Aurora Bank FSB f/k/a Lehman Brothers Bank, FSB  
Its: Attorney-in-Fact

\_\_\_\_\_  
By: Thomas Gurrera  
Its: Vice-President-Director of Real Estate

STATE OF NEVADA  
COUNTY OF CLARK

} ss:

This instrument was acknowledged before me on , \_\_\_\_\_  
by \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

**CALIFORNIA ALL-PURPOSE  
CERTIFICATE OF ACKNOWLEDGMENT**

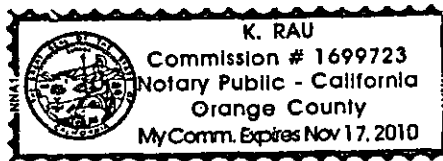
State of California )  
 )ss  
County of Orange )

On October 1, 2009 before me, K. Rau, Notary Public, personally appeared Thomas Gurrera who 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.

I certify under **PENALTY OF PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature   
K. Rau, Notary Public



**LEGAL DESCRIPTION**

**EXHIBIT "A"**

Assessor's Parcel No: 162-09-202-003 AND 004

**PARCEL I:**

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER(NW1/4) OF SAID SECTION 9, THENCE NORTH 89°15'15" WEST ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 459.63 FEET TO A POINT ON THE WEST LINE OF THE LA. & S.L. (UNION PACIFIC) RAILROAD RIGHT-OF-WAY 100 FEET WIDE; THENCE SOUTH 27°56'15" WEST ALONG THE SAID WEST LINE A DISTANCE OF 2,015.76 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 62°03'45" WEST A DISTANCE OF 212.05 FEET TO A POINT; THENCE NORTH 27°56'15" EAST A DISTANCE OF 2.00 FEET TO A POINT; THENCE NORTH 62°03'45" WEST A DISTANCE OF 27.80 FEET TO A POINT; THENCE SOUTH 27°56'15" WEST A DISTANCE OF 23.47 FEET TO A POINT; THENCE SOUTH 62°03'45" EAST A DISTANCE OF 22.80 FEET TO A POINT; THENCE SOUTH 27°56'15" WEST A DISTANCE OF 129.53 FEET TO A POINT; THENCE SOUTH 62°03'45" EAST A DISTANCE OF 217.05 FEET TO A POINT; THENCE NORTH 27°56'15" EAST A DISTANCE OF 151.00 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:

BEING A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER (NW 1/4.) OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, AND DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER(NW 1/4) OF SAID SECTION 9; THENCE NORTH 89°15'15" WEST ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 459.63 FEET TO A POINT ON THE WEST LINE OF THE L.A. & S.L. (UNION PACIFIC) RAILROAD RIGHT-OF-WAY 100.00 FEET WIDE; THENCE SOUTH 27°56' 15" WEST ALONG SAID WEST LINE A DISTANCE OF 2,015.76 FEET TO A POINT; THENCE NORTH 62°03'45" WEST A DISTANCE OF 239.85 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 62°03'45" WEST A DISTANCE OF 60.15 FEET TO A POINT; THENCE SOUTH 27°56'15" WEST A DISTANCE OF 151.00 FEET; THENCE SOUTH 62°03'45" EAST A DISTANCE OF 82.95 FEET; THENCE NORTH 27°56'15" EAST A DISTANCE OF 129.53 FEET; THENCE NORTH 62°03'45" WEST A DISTANCE OF 22.80 FEET; THENCE NORTH 27°56'15" EAST A DISTANCE OF 21.47 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL II:

BEING A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, AND DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 9; THENCE NORTH 89° 15' 15" WEST ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 459.63 FEET TO A POINT ON THE WEST LINE OF THE L.A. & S.L. (UNION PACIFIC) RAILROAD RIGHT-OF-WAY 100.00 FEET WIDE; THENCE SOUTH 27°56' 15" WEST ALONG SAID WEST LINE A DISTANCE OF 2,015.76 FEET TO A POINT; THENCE NORTH 62°03'45" WEST A DISTANCE OF 239.85 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 62°03'45" WEST A DISTANCE OF 60.15 FEET TO A POINT; THENCE SOUTH 27°56' 15" WEST A DISTANCE OF 151.00 FEET; THENCE SOUTH 62°03'45" EAST A DISTANCE OF 82.95 FEET; THENCE NORTH 27°56'15" EAST A DISTANCE OF 129.53 FEET; THENCE NORTH 62°03'45" WEST A DISTANCE OF 22.80 FEET; THENCE NORTH 27°56' 15" EAST A DISTANCE OF 21.47 FEET TO THE TRUE POINT OF BEGINNING.

RESERVING THEREFROM AN EASEMENT FOR EGRESS AND INGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 9, THENCE NORTH 89°15'15" WEST ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 459.63 FEET TO A POINT ON THE WEST LINE OF THE L.A. & S.L. (UNION PACIFIC) RAILROAD RIGHT-OF-WAY 100 FEET WIDE; THENCE SOUTH 27°56' 15" WEST ALONG THE SAID WEST LINE A DISTANCE OF 2,015.76 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 62°03'45" WEST A DISTANCE OF 212.05 FEET TO A POINT; THENCE NORTH 27°56'15" EAST A DISTANCE OF 2.00 FEET TO A POINT; THENCE NORTH 62°03'45" WEST A DISTANCE OF 27.80 FEET TO A POINT; THENCE SOUTH 27°56' 15" WEST A DISTANCE OF 23.47 FEET TO A POINT; THENCE SOUTH 62°03'45" EAST A DISTANCE OF 22.80 FEET TO A POINT; THENCE SOUTH 27°56'15" WEST A DISTANCE OF 129.53 FEET TO A POINT; THENCE SOUTH 62°03'45" EAST A DISTANCE OF 217.05 FEET TO A POINT; THENCE NORTH 27°56'15" EAST A DISTANCE OF 151.00 FEET TO THE TRUE POINT OF BEGINNING.

STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 162-09-202-003  
b) 162-09-202-004  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property:

- a) ☐ Vacant Land      b) ☐ Single Fam. Res  
c) ☐ Condo/Twnhse      d) ☐ 2-4 Plex  
e) ☐ Apt. Bldg      f) ☒ Comm'l/Ind'l  
g) ☐ Agricultural      h) ☐ Mobile Home  
☐ Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY

Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property:

\$875,000.00

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

( \_\_\_\_\_ )

c. Transfer Tax Value:

\$875,000.00

d. Real Property Tax Due:

\$4,462.50

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature US Bank by Ticor Title

Capacity Seller

Signature Gaetano D'Aquino by Ticor Title

Capacity Buyer

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: US Bank National Association

Address: 25510 Commersence Dr. #150

City: Lake Forest

State: CA Zip: 92630

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Gaetano D'Aquino Family Trust

Address: 1850 Business Center Dr.

City: Quarte

State: CA Zip: 91010

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

Print Name Ticor Title of Nevada, Inc.

Escrow # 09050879KH

Address 3100 W. Sahara Avenue #115

City: Las Vegas State: NV

Zip: 89102

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED