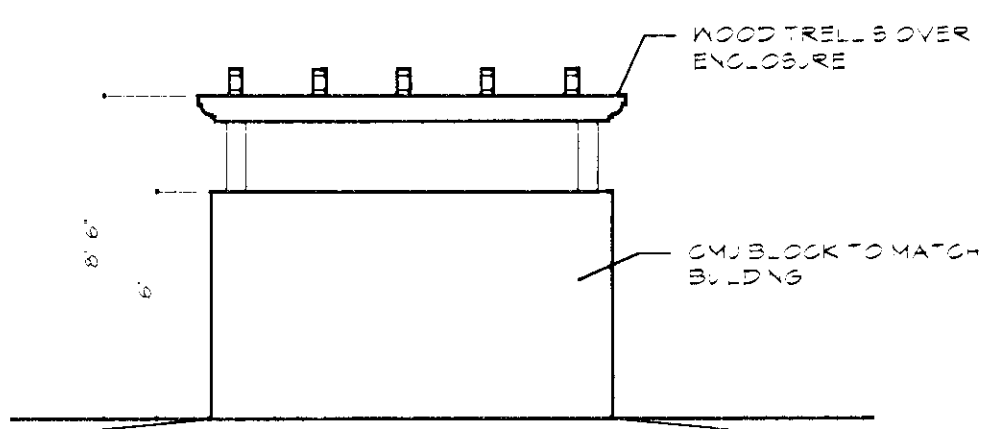
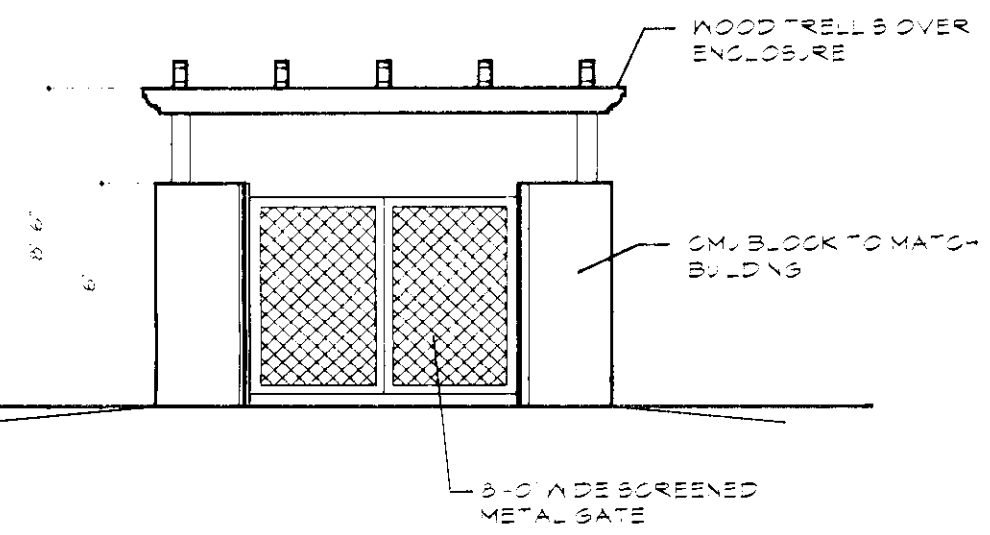
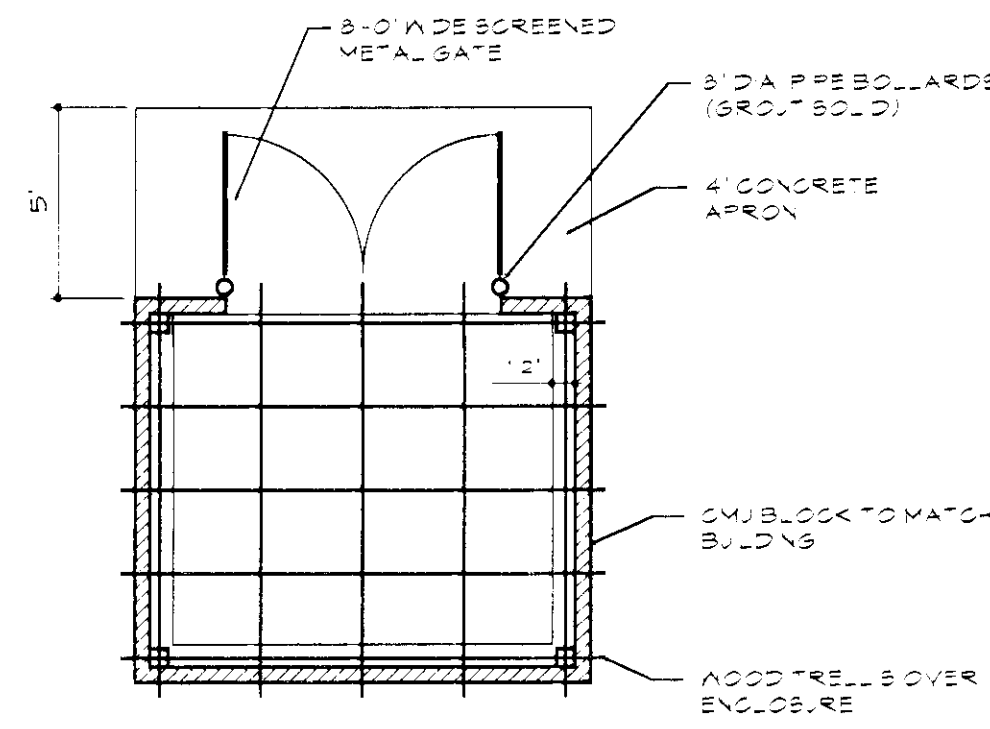
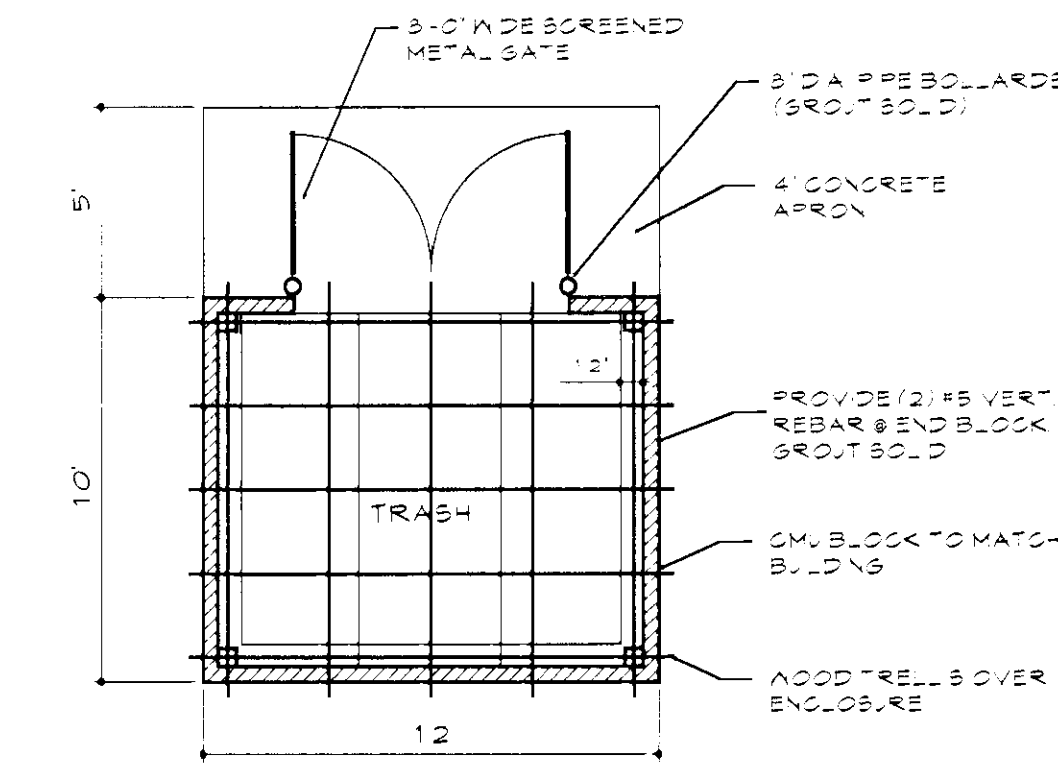
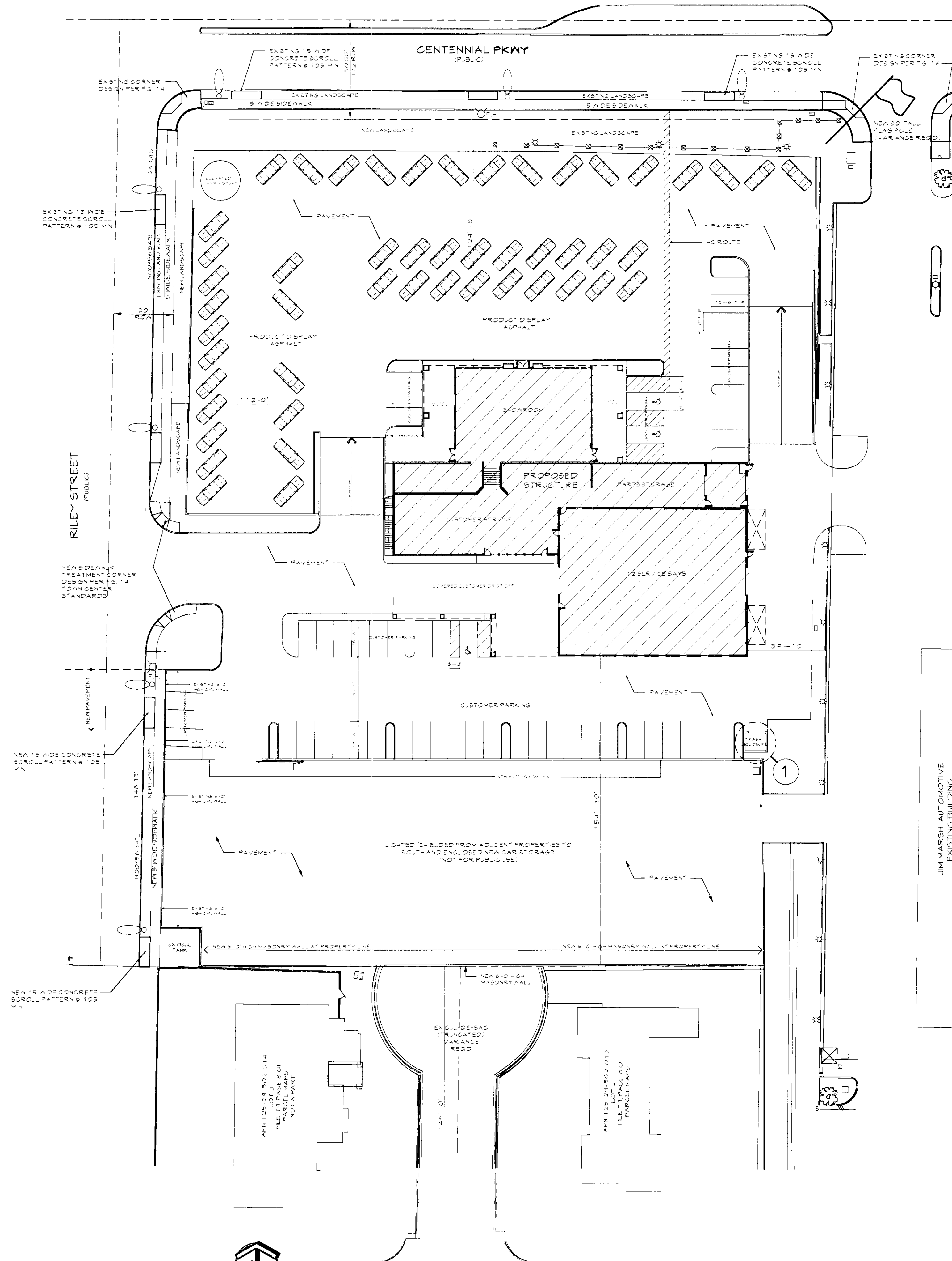




1 TRASH ENCLOSURE  
SCALE: 1/8" = 1'-0"



TOTAL SQUARE FOOTAGES = 24,239 S.F.

SHOWROOM & COVERED DISPLAY = 4,848 S.F.  
SERVICE BAYS = 7,323 S.F.  
CUSTOMER / DISPLAY / RESTROOMS = 3,736 S.F.  
PARTS OFFICE / STORAGE = 8,332 S.F.

APPROX LOT SIZE: 142,441 S.F. (3.27 ACRES)

APPROX F.A.R. : 17%

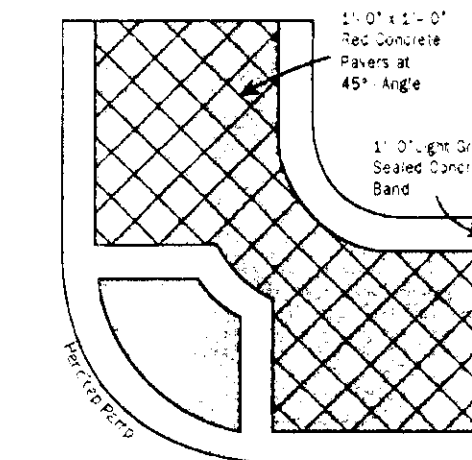
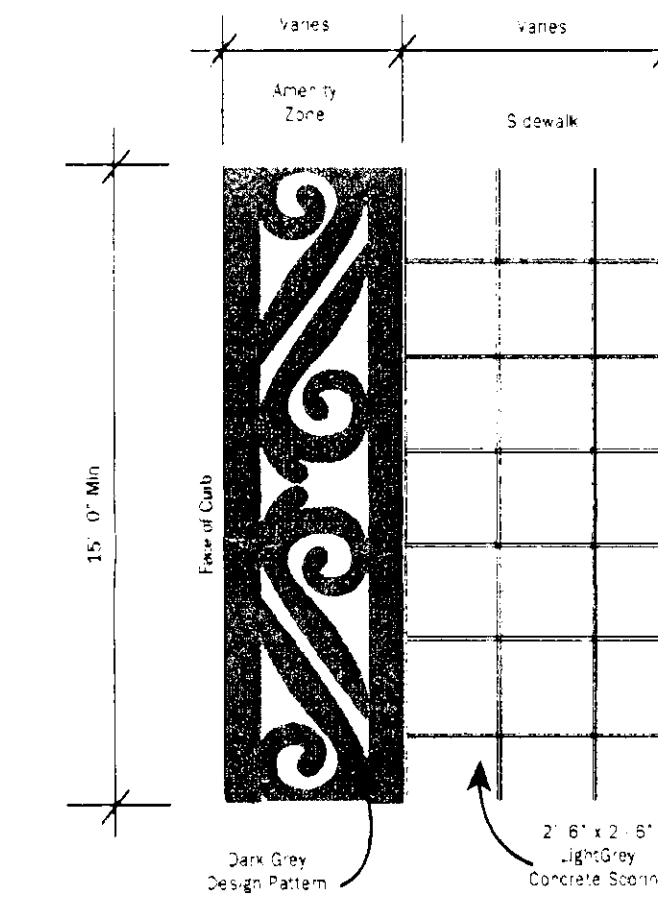
TOWN CENTER OPEN AIR COURTYARDS,  
LANDSCAPE, PATIOS OPEN SPACE TO = 20% OR  
MORE PER TITLE 19.06.110 (E).  
142,441 S.F. X 20 = 28,488 S.F. AREA REQUIRED  
20,371 S.F. AREA SHOWN = 14% (VARIANCE REQD)

#### PARKING CALCULATION:

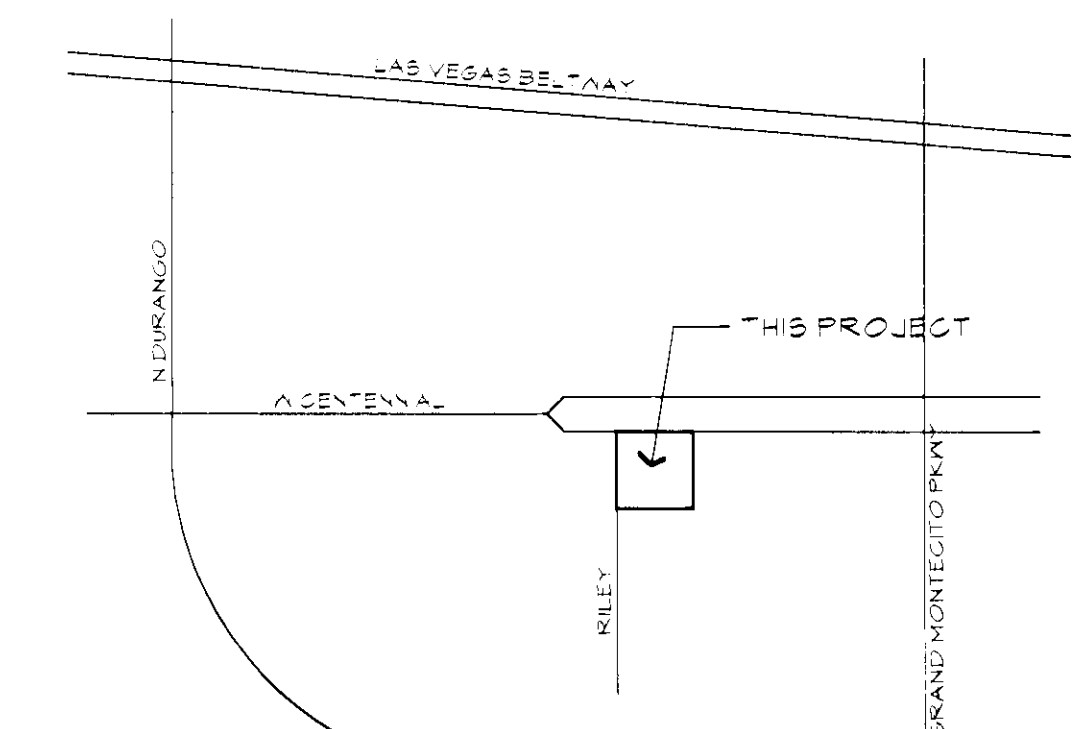
REQUIRED CUSTOMER / STAFF PARKING =  
25,000 / 500 = 50 SPACES

PROVIDED CUSTOMER / STAFF  
PARKING = 51 SPACES (4 HC SPACES)

#### Amenity Zone and Sidewalk Treatment



Note: Building corner design shall comply with City of Las Vegas Site Requirements.



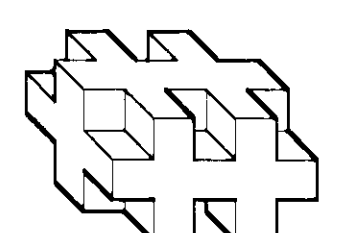
VICINITY MAP  
SCALE: 1/8" = 1'-0"

JIM MARSH CHRYSLER / JEEP  
SITE PLAN

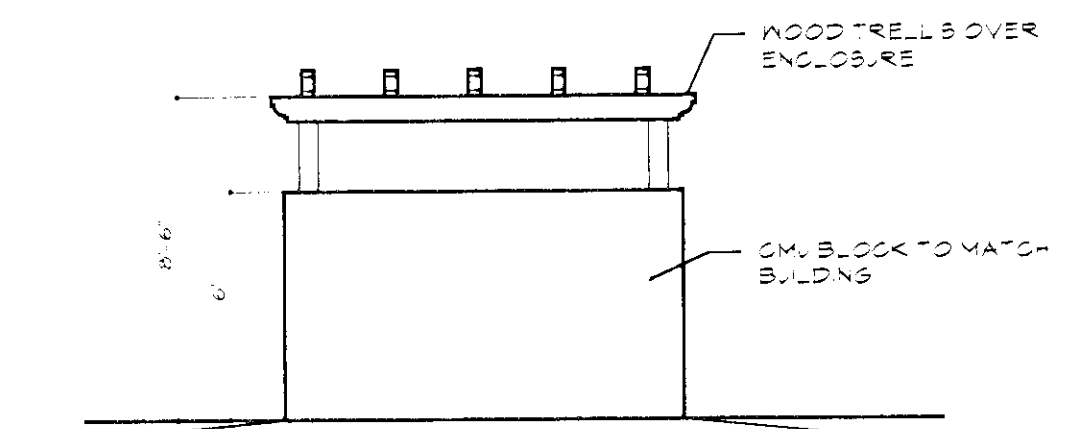
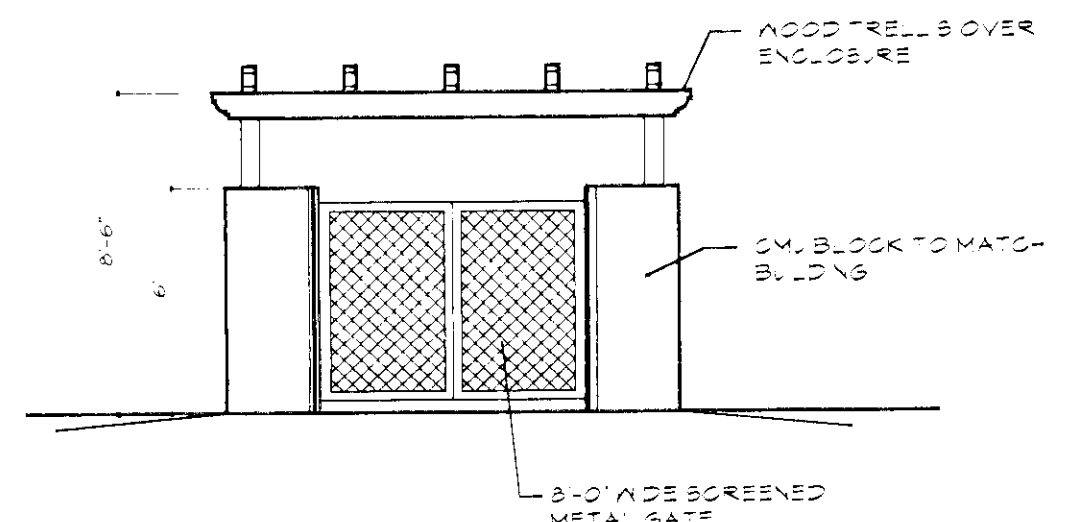
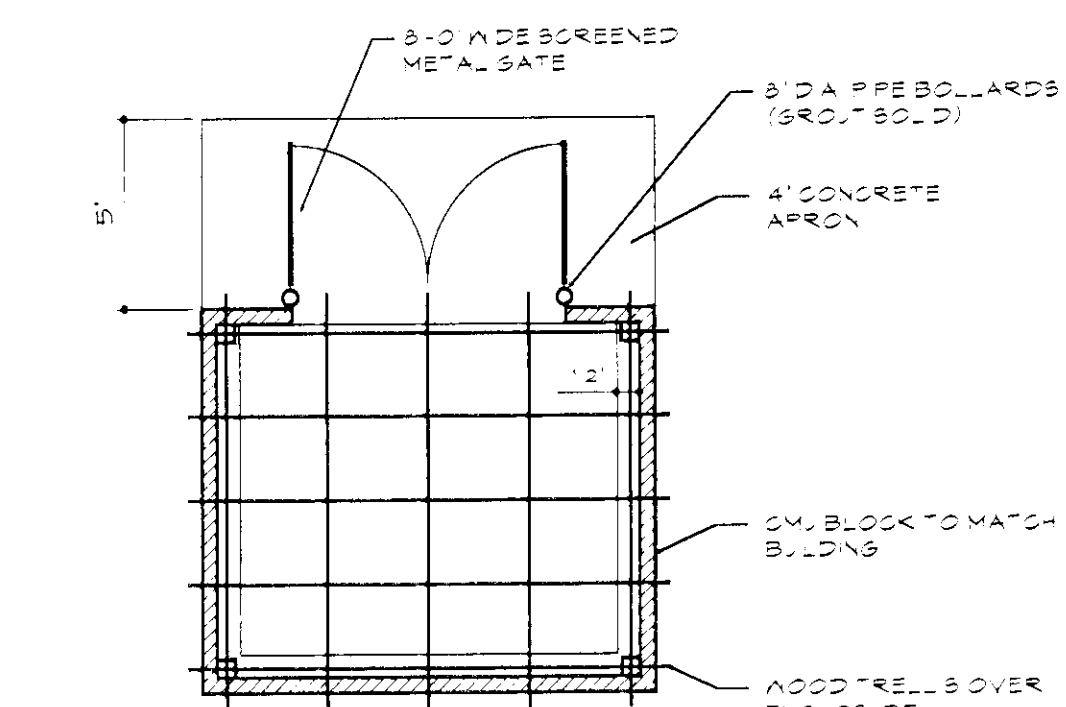
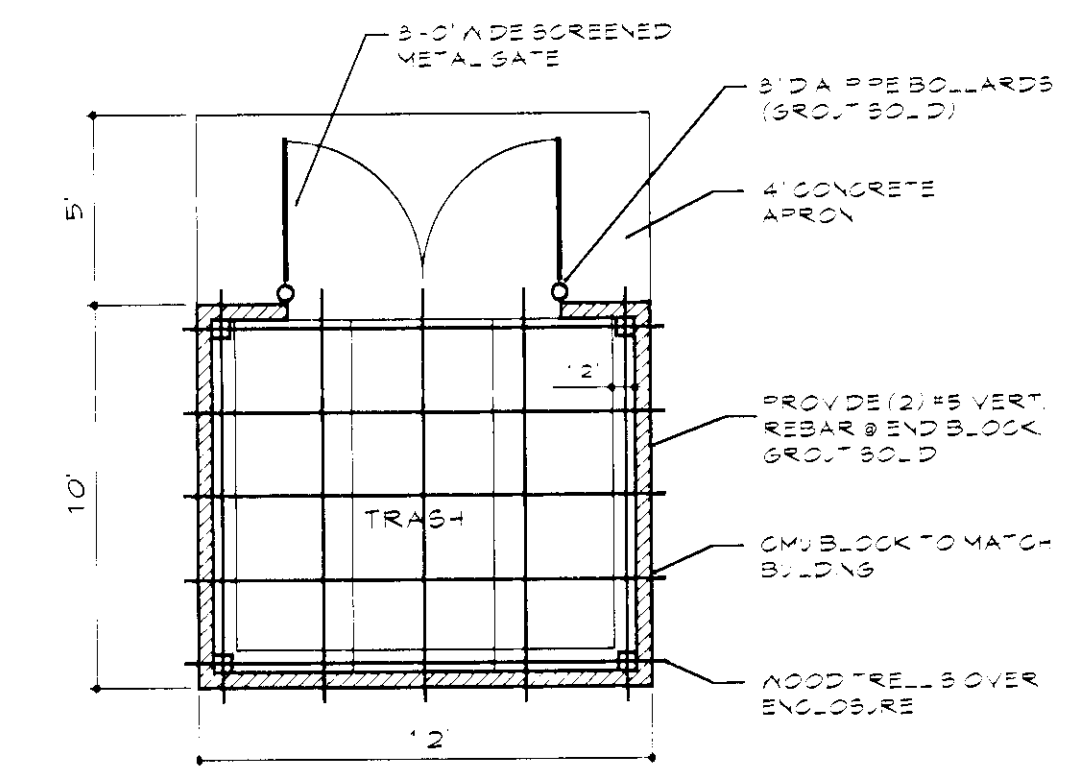
REVISIONS

1 2 3 4

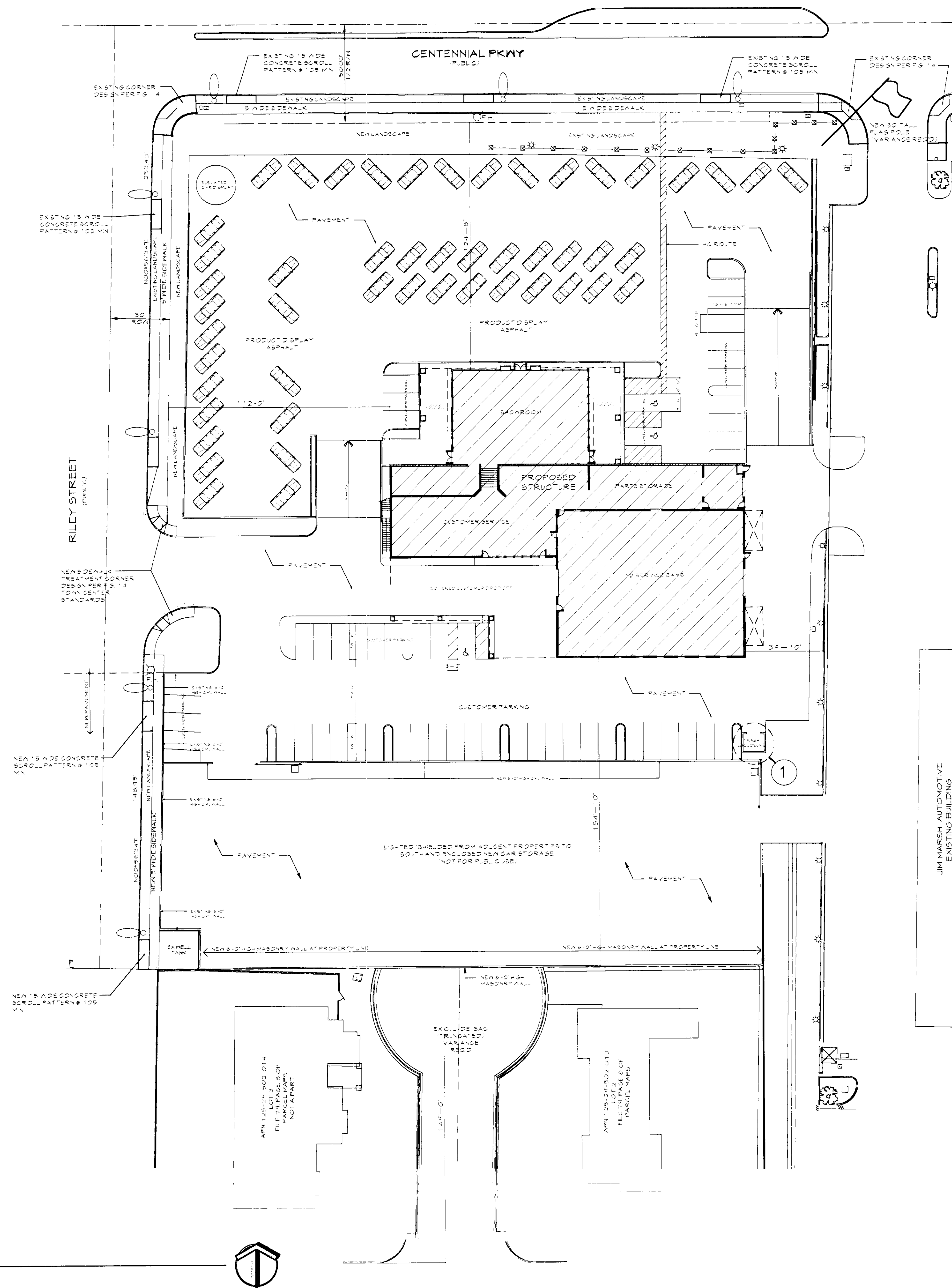
RICHARD P. THRELFALL ARCHITECT, INC.  
6512 WEST DIABLO DRIVE  
LAS VEGAS, NEVADA 89118  
(702) 388-0716 VOICE  
(702) 873-3717 FAX  
RPTARCH@COX.NET



A-1  
VAR-40380



1 TRASH ENCLOSURE  
NOT TO SCALE



TOTAL SQUARE FOOTAGES = 24,239 S.F.

SHOWROOM & COVERED DISPLAY = 4,848 S.F.  
SERVICE BAYS = 7,323 S.F.  
CUSTOMER / DISPLAY / RESTROOMS = 3,736 S.F.  
PARTS OFFICE / STORAGE = 8,332 S.F.

APPROX LOT SIZE: 142,441 S.F. (3.27 ACRES)

APPROX F.A.R.: 17%

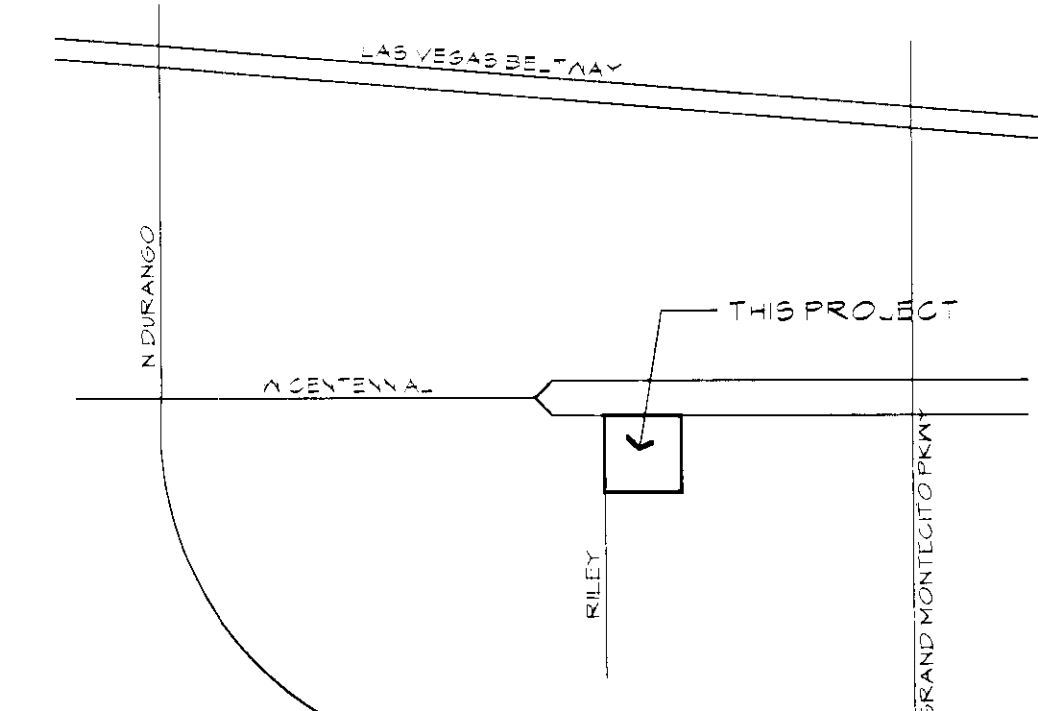
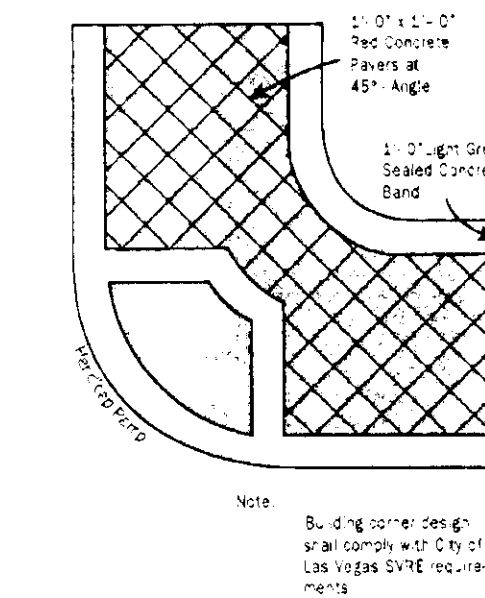
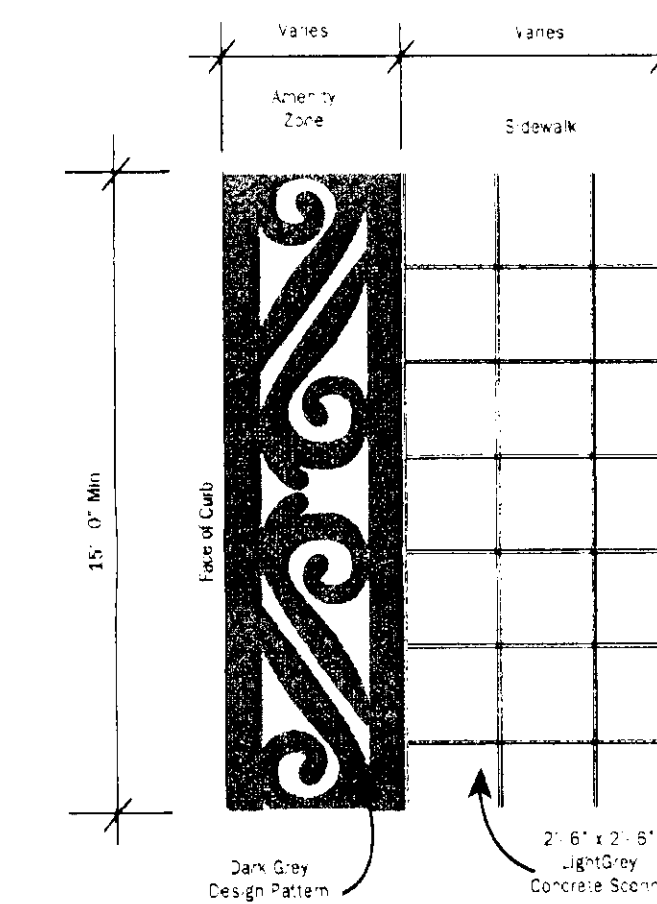
TOWN CENTER OPEN AIR COURTYARDS,  
LANDSCAPE, PATIOS OPEN SPACE TO = 20% OR  
MORE PER TITLE 19.06.110 (E).  
142,441 S.F. X .20 = 28,488 S.F. AREA REQUIRED  
20,371 S.F. AREA SHOWN = 14% (VARIANCE REQ'D)

#### PARKING CALCULATION:

REQUIRED CUSTOMER / STAFF PARKING =  
25,000 / 500 = 50 SPACES

PROVIDED CUSTOMER / STAFF  
PARKING = 51 SPACES (4 HC SPACES)

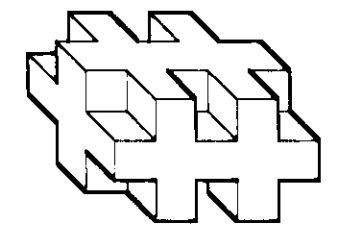
#### Amenity Zone and Sidewalk Treatment



SITE PLAN  
SCALE: 1" = 30'-0"

JIM MARSH CHRYSLER / JEEP  
SITE PLAN

RICHARD P. THRELFALL ARCHITECT, INC.  
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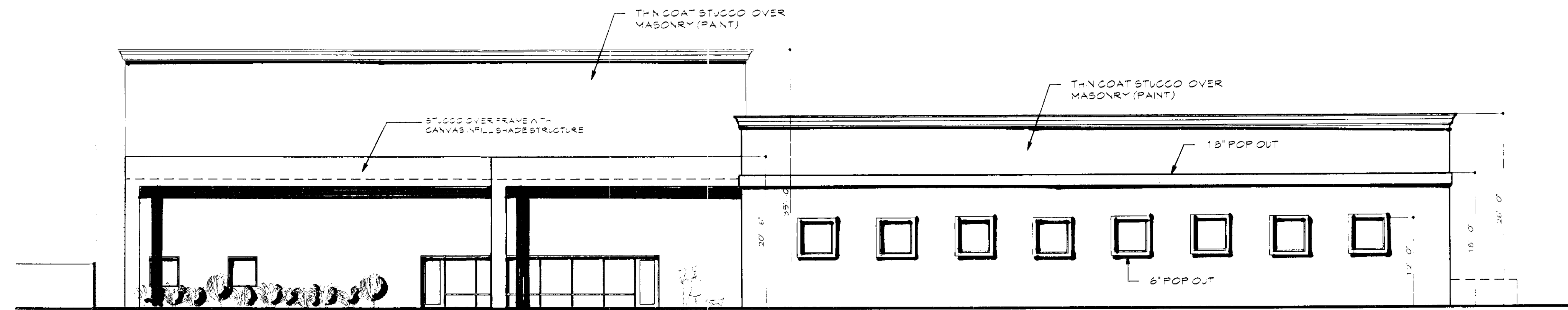
A-1  
VAR-40380

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DEC 06 2010

VICINITY MAP  
SCALE: 1" = 1/4 MILE

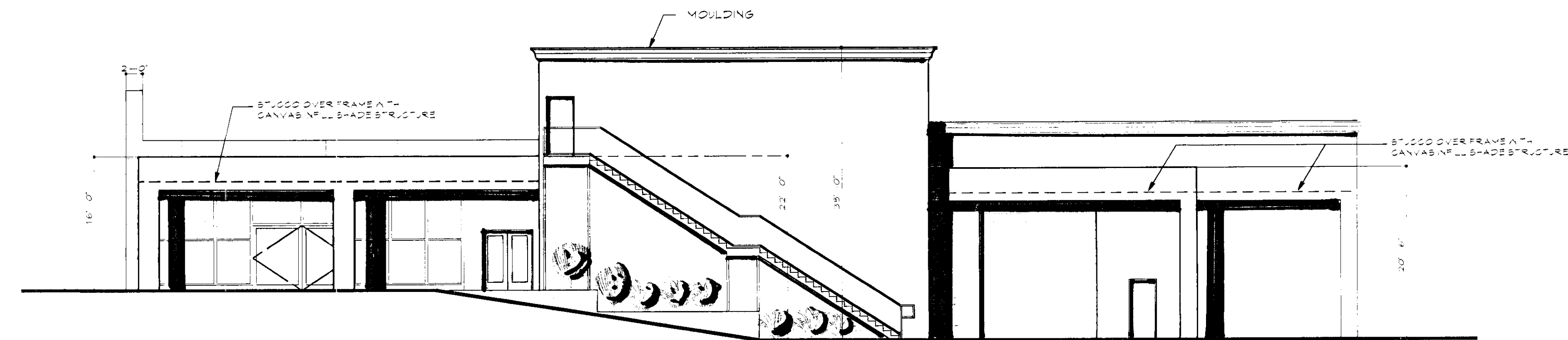
**A-1**  
VAR-40379 VAR-40380  
WVR-40381 SDR-40077  
01/25/11 PC





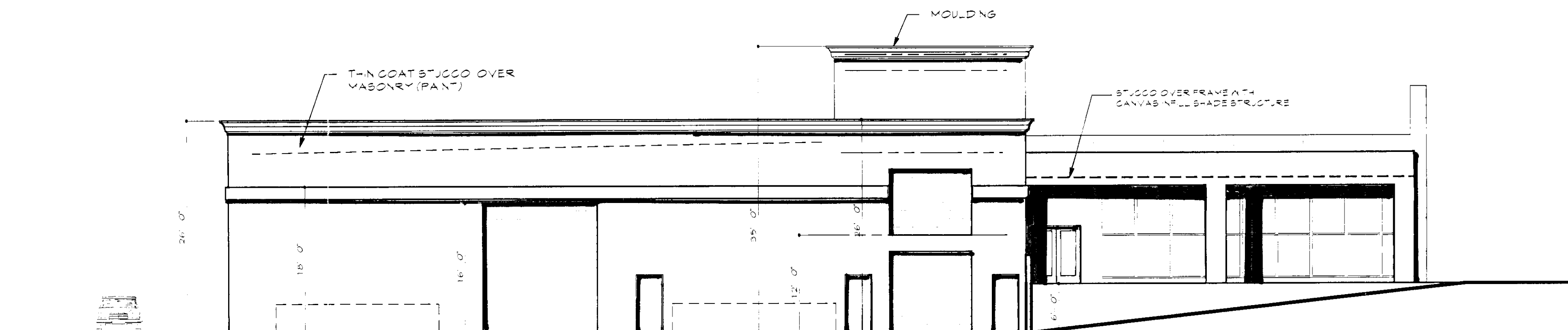
**SOUTH ELEVATION**

SCALE: 1" = 10'-0"



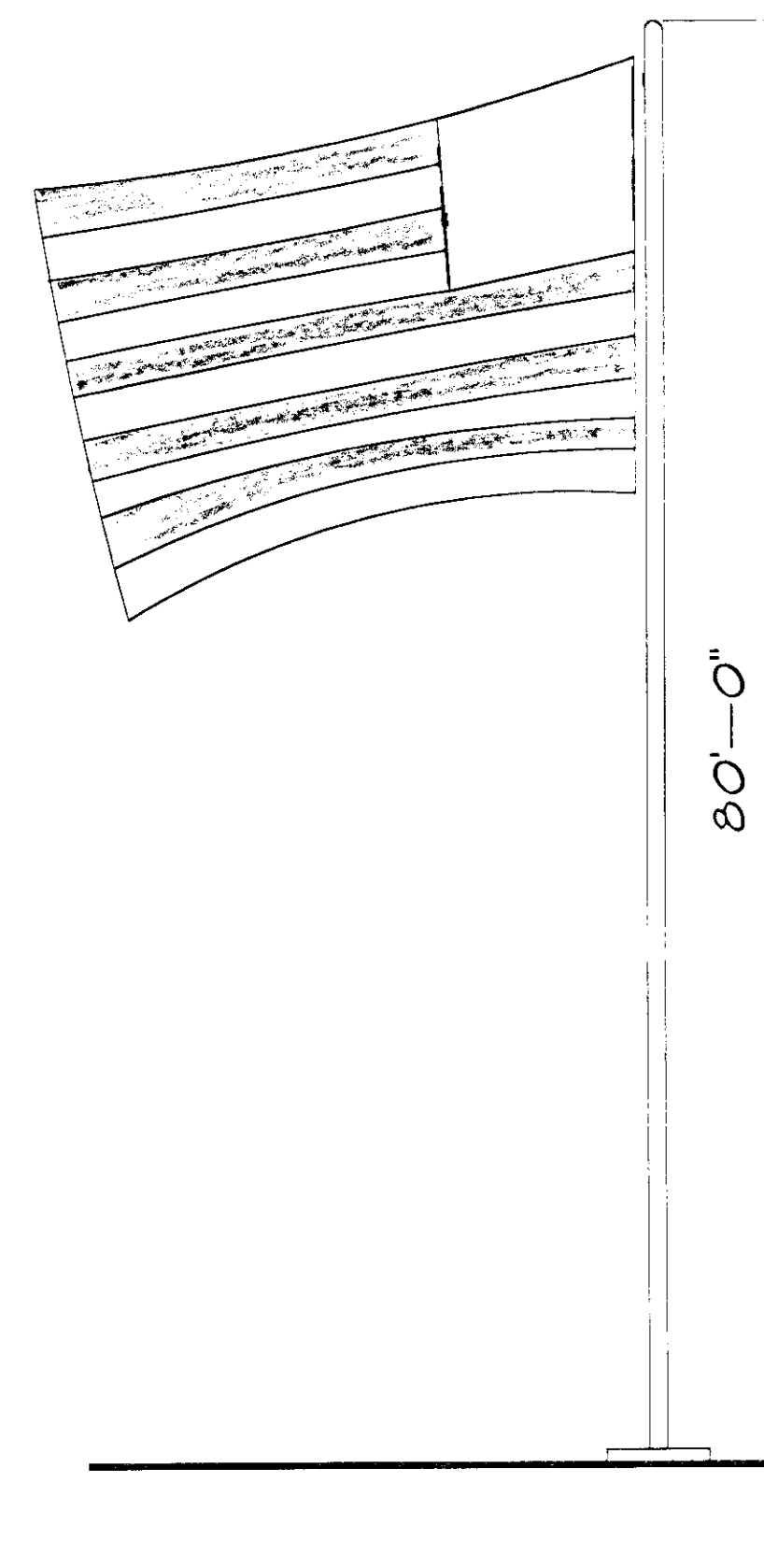
**WEST ELEVATION**

SCALE: 1" = 10'-0"



**EAST ELEVATION**

SCALE: 1" = 10'-0"



**NORTH ELEVATION**

SCALE: 1" = 10'-0"

**JIM MARSH CHRYSLER / JEEP**  
ELEVATIONS

REVISIONS

1

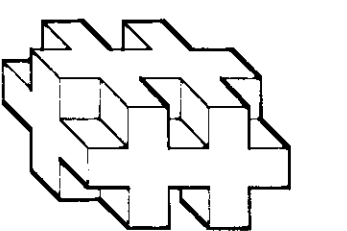
2

3

4

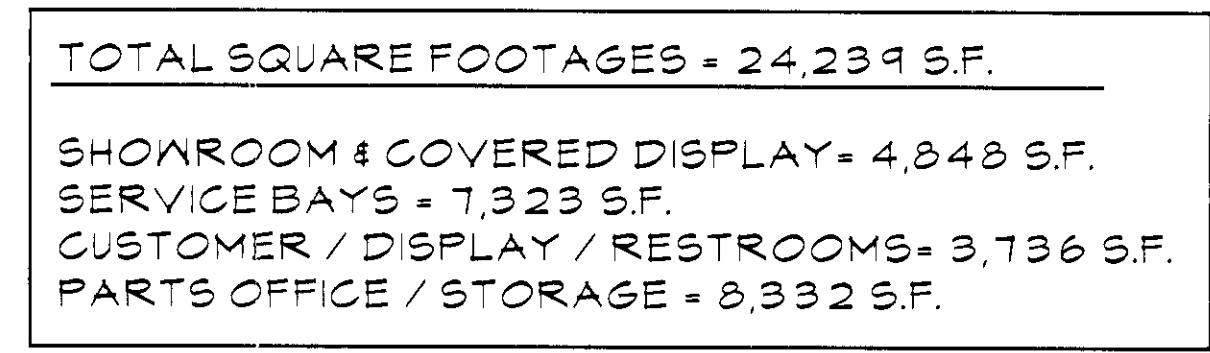
**RICHARD P. THRELFALL ARCHITECT, INC.**

6512 WEST DIABLO DRIVE  
LAS VEGAS, NEVADA 89118  
(702) 388-0716 VOICE  
(702) 873-3717 FAX  
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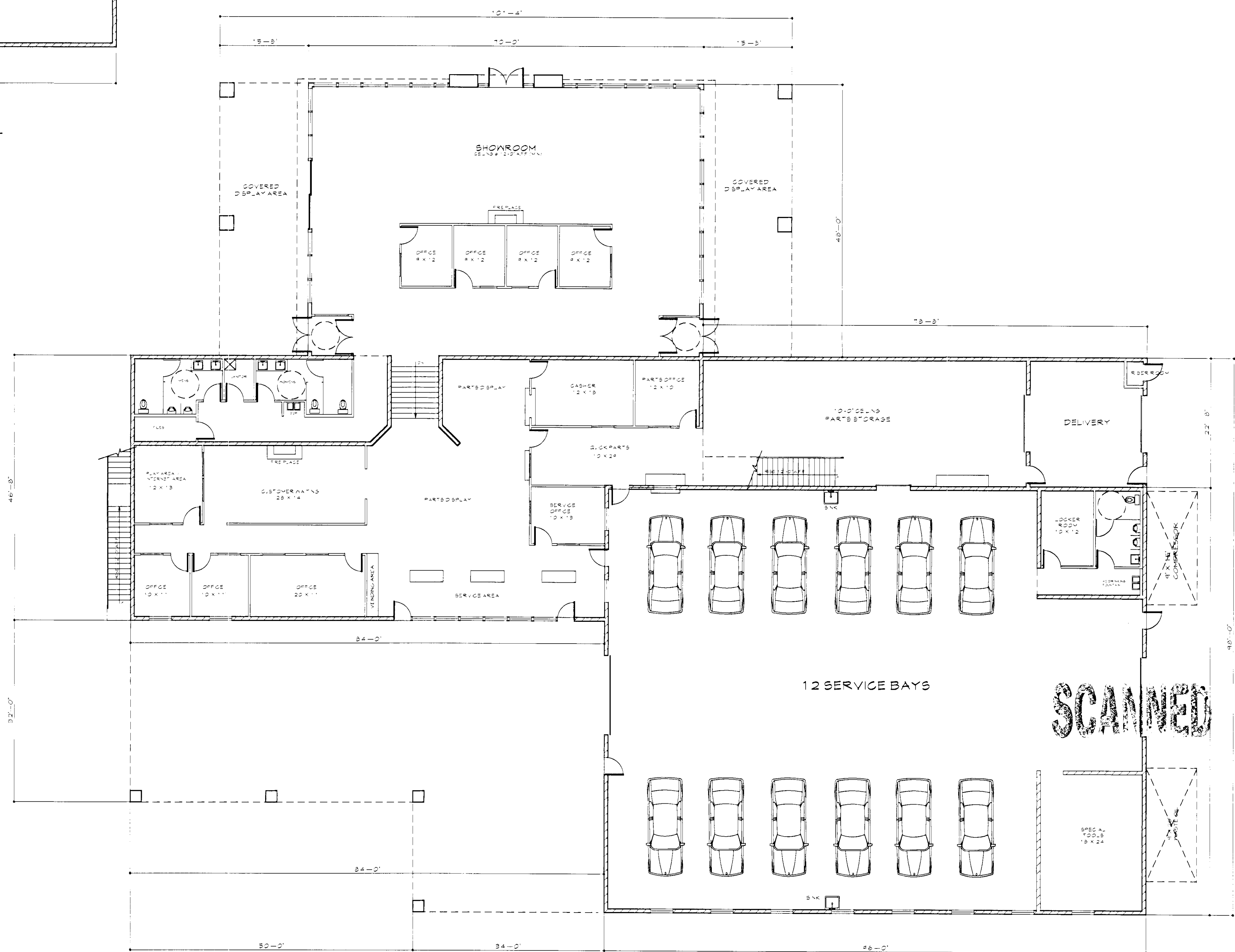
**A-3**  
VAR-40379 VAR-40380  
WVR-40381 SDR-40077  
01/25/11 PC



OCCUPANT LOAD:  
(IBC 2006 TABLE 1004.1.1)

MERCANTILE: (1 PER 30) = 100  
STOCK / PARTS: (1 PER 300) = 27 = 110  
SERVICE GARAGE / OFFICE: (1 PER 100) = 27

OCCUPANT TOTAL = 237 PERSONS



SCALE: 1" = 10'-0"

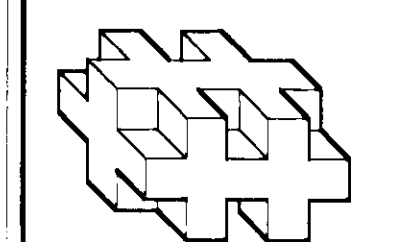
**JIM MARSH CHRYSLER / JEEP**  
FLOOR PLANS

REVISIONS

1 2 3 4

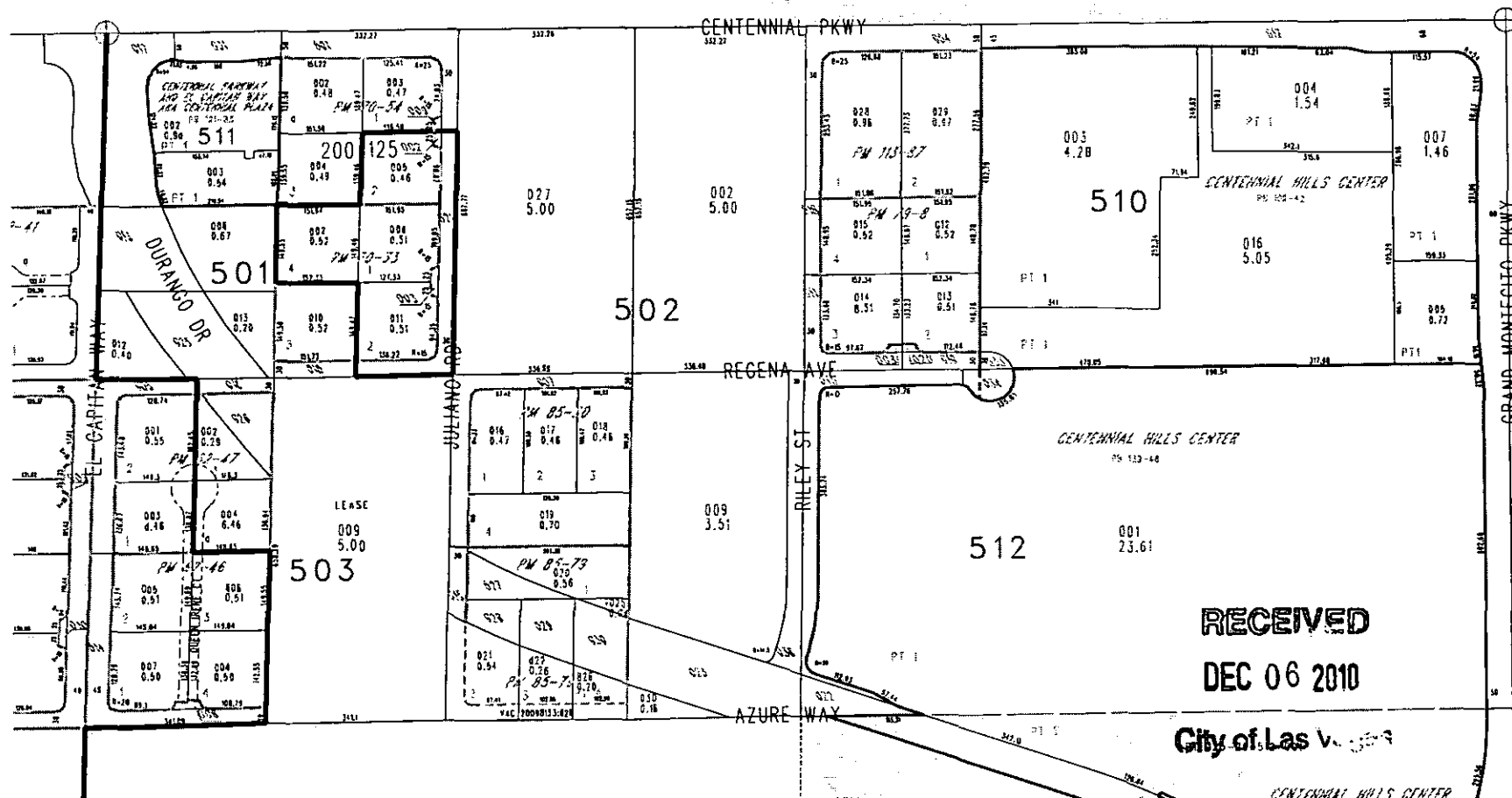
ALL ORGANIZATIONS SPECIFICALLY COOPERATED  
AND THE ORDER WAS "STRENGTHENED BY  
THE FACT THAT THE AREAS OF RELEVANCE  
WERE PROBABLY ANY, BUT REPRODUCED  
OF AN UNCLE OR PART OF THE  
OR THE "DECEASED" IN THE SPECIFIC  
OF THE "INDEPENDENT" OF RICHARD "FREDERICK"  
FOR THE

**RICHARD P. THRELFALL ARCHITECT, INC.**  
6512 WEST DIABLO DRIVE  
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RPTARCH@COX.NET

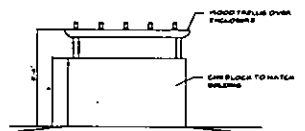
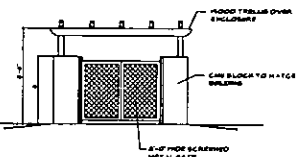
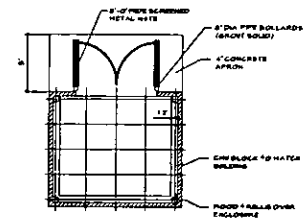
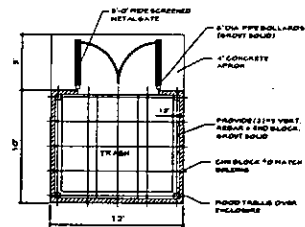


**A-2**  
**SDR-40077**  
**12/16/10 PC**

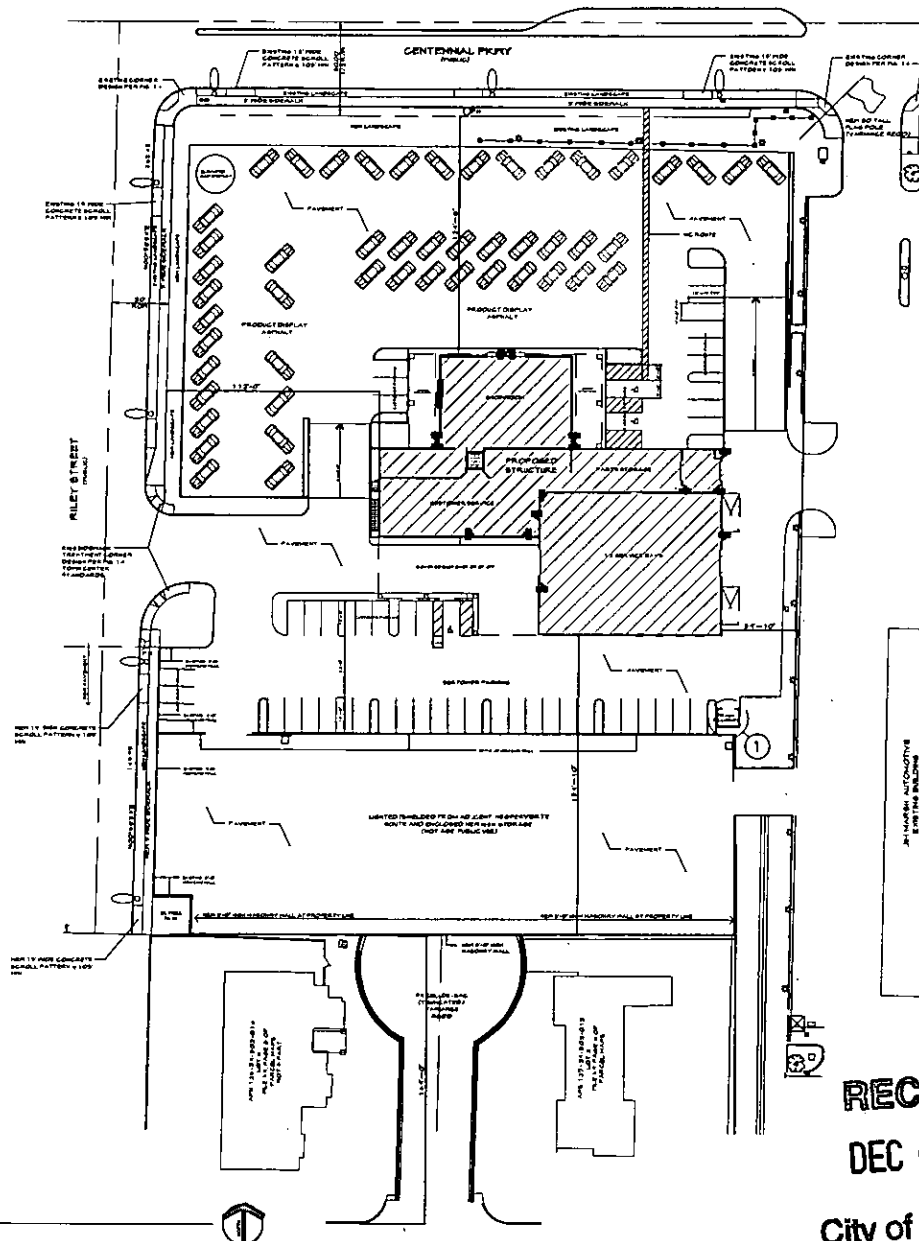
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                |                                                                                                                             |                                                                           |                                                                |    |          |          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|----------------------------------------------------------------|----|----------|----------|
| <b>NOTES</b><br>This map is for assessment use only and does NOT represent a survey.<br>No liability is assumed for the accuracy of the data delineated herein.<br>Information on roads and other non-assessed parcels may be obtained<br>from the Road Document Listing in the Assessor's Office.<br>This map is compiled from official records, including surveys and deeds,<br>but only contains the information required for assessment. See the<br>recorded documents for more detailed legal information.<br>USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:5127 ORIGINAL<br> | <b>MAP LEGEND</b><br>AVERAGE<br>DA VALUE<br>45<br>PARCEL BOUNDARY 001<br>SUBD BOUNDARY 202<br>ROAD EASEMENT 5<br>PM/LO BOUNDARY 5<br>NON-PARCEL LOT LINE 5<br>MATCH LINE / LEADER LINE 5<br>ROAD ID NUMBER 015 | <b>ASSESSOR'S PARCELS - CLARK CO., NV.</b><br>M. W. Schofield, Assessor                                                     |                                                                           | T19S R60E                                                      | 29 | N 2 NE 4 | 125-29-5 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                | PARCEL NUMBER<br>ACREAGE<br>PARCEL SUB/SEQ NUMBER<br>PLAT RECORDING NUMBER<br>BLOCK NUMBER<br>LOT NUMBER<br>GOV. LOT NUMBER | R59E R60E R61E<br>119S 99 100 101<br>120S 126 125 124<br>121S 137 138 139 | 8 4 8 4<br>5 1 5 1<br>6 2 6 2<br>7 3 7 3<br>8 4 8 4<br>5 1 5 1 |    |          |          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                | Scale: 1"=200'                                                                                                              | Rev: 03/25/09                                                             |                                                                |    |          |          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                |                                                                                                                             |                                                                           |                                                                |    |          |          |



TAX DIST 125,200



1 TRASH ENCLOSURE  
NOT TO SCALE



SITE PLAN  
SCALE: 1" = 50'

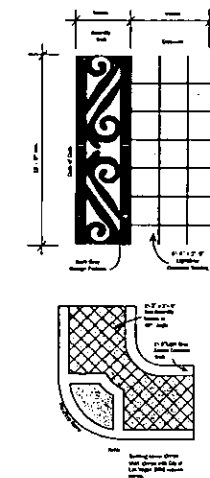
TOTAL SQUARE FOOTAGES = 24,239 S.F.  
SHOWROOM & COVERED DISPLAY = 4,848 S.F.  
SERVICE BAYS = 7,929 S.F.  
CUSTOMER / DISPLAY / RESTROOMS = 9,796 S.F.  
PARTS OFFICE / STORAGE = 8,952 S.F.

APPROX LOT SIZE: 142,441 S.F. (3.21 ACRES)  
APPROX P.A.R. = 17%

TOWN CENTER OPEN AIR COURTYARDS  
LANDSCAPE PATIOS OPEN SPACE TO - 20% OR  
MORE PER TITLE 19.06.110 (E).  
142,441 S.F. X .20 = 28,488 S.F. AREA REQUIRED  
20,971 S.F. AREA SHOWN = 14% (VARIANCE REQ'D)

PARKING CALCULATION:  
REQUIRED CUSTOMER / STAFF PARKING -  
23,000 / 500 = 50 SPACES  
PROVIDED CUSTOMER / STAFF  
PARKING = 51 SPACES (4 HC SPACES)

### Amenity Zone and Sidewalk Treatment



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City of Las Vegas

VICINITY MAP

JIM MARSH CHRYSLER / JEEP  
SITE PLAN

RICHARD P. THRELFALL ARCHITECT, INC.  
1400 S. LAS VEGAS BLVD.  
LAS VEGAS, NEVADA 89101  
(702) 384-0716 VOICE  
(702) 373-3717 FAX  
RPTARCH@COX.NET



A-1

VAR-40379 VAR-40380  
WVR-40381 SDR-40077

| Pre-Application Conference                                                                                                                                                                     |                                     | CITY OF LAS VEGAS<br>Planning & Development Department<br>SUBMITTAL CHECKLIST                                                                                                                                                               |                                                                                                                                                                                                                                                      |                   |                    |  |                    |                  |           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------|------------------------------------------------------------------------------------|--------------------|------------------|-----------|
| Item Required                                                                                                                                                                                  |                                     |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                      |                   |                    |                                                                                    |                    |                  |           |
| YES                                                                                                                                                                                            | NO                                  |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                      |                   |                    |                                                                                    |                    |                  |           |
|                                                                                                                                                                                                |                                     | <b>APPLICATION PACKET</b>                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                      |                   |                    |                                                                                    |                    |                  |           |
| <input checked="" type="checkbox"/>                                                                                                                                                            | <input type="checkbox"/>            | Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots                                                                                                                                        | <b>Visit the CLV website</b> 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") | <b>Appl. Type</b> | <b>Fees</b>        |                                                                                    |                    |                  |           |
| <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                                                                                                             |                                                                                                                                                                                                                                                      |                   | <b>Application</b> | <b>Notification</b>                                                                | <b>Recordation</b> | <b>Sub-Total</b> |           |
| <input type="checkbox"/>                                                                                                                                                                       | <input checked="" type="checkbox"/> | Development Impact Notice and Assessment (DINA)                                                                                                                                                                                             |                                                                                                                                                                                                                                                      |                   | <b>VAR</b>         | \$ 300.00                                                                          | \$ 500.00          | \$ 30.00         | \$ 830.00 |
| <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)                                                                                                                                                                                                                 | <b>Subtotal:</b>                                                                                                                                                                                                                                     |                   |                    |                                                                                    | <b>\$ 830.00</b>   |                  |           |
| <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                                                                                                                                   | <b>Grand Total All Fees:</b>                                                                                                                                                                                                                         |                   |                    |                                                                                    | <b>\$830.00</b>    |                  |           |
| <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> |                                     |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                      |                   |                    |                                                                                    |                    |                  |           |
| <b>SITE PLAN</b>                                                                                                                                                                               |                                     |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                      |                   |                    |                                                                                    |                    |                  |           |
| <input checked="" type="checkbox"/>                                                                                                                                                            | <input type="checkbox"/>            | North arrow, scale, and vicinity map                                                                                                                                                                                                        | <b>Folded Plans (5, plus 1 per application):</b>                                                                                                                                                                                                     |                   |                    |                                                                                    | <b>2</b>           |                  |           |
| <input checked="" type="checkbox"/>                                                                                                                                                            | <input type="checkbox"/>            | <b>All</b> property lines and present dimensions labeled                                                                                                                                                                                    | <b>Colored, Rolled Plans:</b>                                                                                                                                                                                                                        |                   |                    |                                                                                    | <b>1</b>           |                  |           |
| <input checked="" type="checkbox"/>                                                                                                                                                            | <input type="checkbox"/>            | <b>All</b> building setbacks labeled                                                                                                                                                                                                        | <b>Reduced Copy (8-1/2"x11" B/W; 1 per application):</b>                                                                                                                                                                                             |                   |                    |                                                                                    | <b>1</b>           |                  |           |
| <input checked="" type="checkbox"/>                                                                                                                                                            | <input type="checkbox"/>            | <b>All</b> adjacent existing land uses and street names labeled                                                                                                                                                                             | <b>NOTES:</b> Plans noted are for VARIANCE ONLY.<br>Additional plans are required for revision of SDR-40077.                                                                                                                                         |                   |                    |                                                                                    |                    |                  |           |
| <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                                                                                                                                                                   |                                                                                                                                                                                                                                                      |                   |                    |                                                                                    |                    |                  |           |
| <b>LANDSCAPE PLAN</b>                                                                                                                                                                          |                                     |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                      |                   |                    |                                                                                    |                    |                  |           |
| <input type="checkbox"/>                                                                                                                                                                       | <input checked="" type="checkbox"/> | North arrow, scale, and vicinity map                                                                                                                                                                                                        | <b>Folded Plans (1 per application):</b>                                                                                                                                                                                                             |                   |                    |                                                                                    | <b>0</b>           |                  |           |
| <input type="checkbox"/>                                                                                                                                                                       | <input checked="" type="checkbox"/> | <b>All</b> property lines and present dimensions labeled                                                                                                                                                                                    | <b>Colored, Rolled Plans:</b>                                                                                                                                                                                                                        |                   |                    |                                                                                    | <b>0</b>           |                  |           |
| <input type="checkbox"/>                                                                                                                                                                       | <input checked="" type="checkbox"/> | <b>All</b> required perimeter landscape planters shown                                                                                                                                                                                      | <b>Reduced Copy (8-1/2"x11" B/W; 1 per application):</b>                                                                                                                                                                                             |                   |                    |                                                                                    | <b>0</b>           |                  |           |
| <input type="checkbox"/>                                                                                                                                                                       | <input checked="" type="checkbox"/> | <b>All</b> required parking lot fingers/islands shown                                                                                                                                                                                       | <b>NOTES:</b>                                                                                                                                                                                                                                        |                   |                    |                                                                                    |                    |                  |           |
| <input type="checkbox"/>                                                                                                                                                                       | <input checked="" type="checkbox"/> | Quantity, size, species/variety of <b>all</b> trees, shrubs, and ground cover                                                                                                                                                               |                                                                                                                                                                                                                                                      |                   |                    |                                                                                    |                    |                  |           |
| <b>BUILDING ELEVATIONS</b>                                                                                                                                                                     |                                     |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                      |                   |                    |                                                                                    |                    |                  |           |
| <input type="checkbox"/>                                                                                                                                                                       | <input checked="" type="checkbox"/> | Scale and building dimensions labeled                                                                                                                                                                                                       | <b>Folded Plans (1 per application):</b>                                                                                                                                                                                                             |                   |                    |                                                                                    | <b>0</b>           |                  |           |
| <input type="checkbox"/>                                                                                                                                                                       | <input checked="" type="checkbox"/> | North, south, east, and west elevations of <b>all</b> buildings                                                                                                                                                                             | <b>Colored, Rolled Plans:</b>                                                                                                                                                                                                                        |                   |                    |                                                                                    | <b>0</b>           |                  |           |
| <input type="checkbox"/>                                                                                                                                                                       | <input checked="" type="checkbox"/> | <b>All</b> building materials and colors noted                                                                                                                                                                                              | <b>Reduced Copy (8-1/2"x11" B/W; 1 per application):</b>                                                                                                                                                                                             |                   |                    |                                                                                    | <b>0</b>           |                  |           |
| <input type="checkbox"/>                                                                                                                                                                       | <input checked="" type="checkbox"/> | 8" x 10" photo of original color and material board                                                                                                                                                                                         | <b>NOTES:</b>                                                                                                                                                                                                                                        |                   |                    |                                                                                    |                    |                  |           |
| <input type="checkbox"/>                                                                                                                                                                       | <input checked="" type="checkbox"/> | <b>All</b> wall sign locations shown and sizes noted                                                                                                                                                                                        |                                                                                                                                                                                                                                                      |                   |                    |                                                                                    |                    |                  |           |
| <b>FLOOR PLANS</b>                                                                                                                                                                             |                                     |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                      |                   |                    |                                                                                    |                    |                  |           |
| <input type="checkbox"/>                                                                                                                                                                       | <input checked="" type="checkbox"/> | Scale and building dimensions labeled                                                                                                                                                                                                       | <b>Folded Plans (1 per application):</b>                                                                                                                                                                                                             |                   |                    |                                                                                    | <b>0</b>           |                  |           |
| <input type="checkbox"/>                                                                                                                                                                       | <input checked="" type="checkbox"/> | North arrow and scale                                                                                                                                                                                                                       | <b>Rolled Plans:</b>                                                                                                                                                                                                                                 |                   |                    |                                                                                    | <b>0</b>           |                  |           |
| <input type="checkbox"/>                                                                                                                                                                       | <input checked="" type="checkbox"/> | <b>All</b> building entrances/exits shown                                                                                                                                                                                                   | <b>Reduced Copy (8-1/2"x11" B/W; 1 per application):</b>                                                                                                                                                                                             |                   |                    |                                                                                    | <b>0</b>           |                  |           |
| <input type="checkbox"/>                                                                                                                                                                       | <input checked="" type="checkbox"/> | Use of <b>all</b> rooms noted/labeled                                                                                                                                                                                                       | <b>NOTES:</b>                                                                                                                                                                                                                                        |                   |                    |                                                                                    |                    |                  |           |
| <input type="checkbox"/>                                                                                                                                                                       | <input checked="" type="checkbox"/> | Maximum Occupancy (per I.B.C.)                                                                                                                                                                                                              |                                                                                                                                                                                                                                                      |                   |                    |                                                                                    |                    |                  |           |
| <input type="checkbox"/>                                                                                                                                                                       | <input checked="" type="checkbox"/> | Seating Capacity (where applicable)                                                                                                                                                                                                         |                                                                                                                                                                                                                                                      |                   |                    |                                                                                    |                    |                  |           |
| ***CONTINUED NEXT PAGE***                                                                                                                                                                      |                                     |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                      |                   |                    |                                                                                    |                    |                  |           |

Pre-Application  
Conference

Item Required

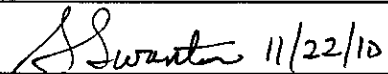
YES

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> | JIM MARSH AMERICAN CORPORATION<br>Richard Threlfall Architect                              | <b>Application Type(s):</b>            | Variance                                                      |
| <b>APN(s):</b>                             | 125-29-502-012, 015, 028 and 029                                                           | <b>Application Purpose:</b>            | To allow 14% open space where 20% is required by 19.06.110(E) |
| <b>Location:</b>                           | SEC Centennial Pkwy/Riley St.                                                              | <b>Pre-App. Meeting Date:</b>          | 11/22/10                                                      |
| <b>Ward:</b>                               | 6 - Ross                                                                                   | <b>Submittal Deadline:</b>             | 12/09/10 - no later than 2:00 pm                              |
| <b>Planner's Signature:</b>                |  11/22/10 | <b>Earliest PC / CC Meeting Dates:</b> | 01/25/11 PC - 02/16/11 CC (Cycle 1)                           |
| <b>Planner:</b>                            | Steve Swanton, Senior Planner - 229-4714                                                   |                                        |                                                               |

**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.



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

February 17, 2011

Mr. Zip Bauck  
Jim Marsh American Corporation  
8555 West Centennial Parkway  
Las Vegas, Nevada 89149

RE: VAR-40380 – VARIANCE  
RELATED TO VAR-40379, WVR-40381 AND SDR-40077  
CITY COUNCIL MEETING OF FEBRUARY 16, 2011

Dear Mr. Bauck:

The City Council at a regular meeting held February 16, 2011, APPROVED the request for a Variance TO ALLOW 14 PERCENT OF THE PROPERTY AREA TO BE OPEN SPACE WHERE 20 PERCENT IS REQUIRED on 2.97 acres adjacent to the southeast corner of Centennial Parkway and Riley Street (APNs 125-29-502-012, 015, 028, and 029), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on February 17, 2011. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-40379), Waiver (WVR-40381) and Site Development Plan Review (SDR-40077) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a final inspection has been approved. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

Sincerely,

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

cc: Mr. Richard Threlfall  
6512 West Diablo Drive  
Las Vegas, Nevada 89118

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

VOICE 702.229.6011  
TTY 702.386.9108  
www.lasvegasnevada.gov



January 26, 2011

Mr. Zip Bauck  
Jim Marsh American Corporation  
8555 West Centennial Parkway  
Las Vegas, Nevada 89149

**RE: VAR-40380 - VARIANCE RELATED TO VAR-40379, WVR-40381 AND  
SDR-40077  
PLANNING COMMISSION MEETING OF JANUARY 25, 2011**

Dear Mr. Bauck:

Your request for a Variance TO ALLOW 14 PERCENT OF THE PROPERTY AREA TO BE OPEN SPACE WHERE 20 PERCENT IS REQUIRED on 2.97 acres adjacent to the southeast corner of Centennial Parkway and Riley Street (APNs 125-29-502-012, 015, 028, and 029), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on January 25, 2011.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to conditions:

**Planning and Development**

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-40379), Waiver (WVR-40381) and Site Development Plan Review (SDR-40077) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a final inspection has been approved. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

STEVE WOLFSON

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CITY MANAGER

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

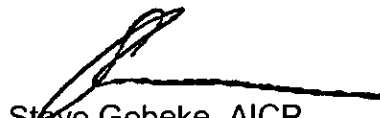
VOICE 702.229.6011  
TTY 702.386.9108  
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

FM-0044-08-09

Mr. Zip Bauck  
VAR-40380 - Page Two  
January 26, 2011

This item will be considered by the City Council on **February 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,

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. Richard Threlfall  
6512 West Diablo Drive  
Las Vegas, Nevada 89118



January 13, 2011

Mr. Zip Bauck  
Jim Marsh American Corporation  
8555 West Centennial Parkway  
Las Vegas, Nevada 89149

**RE: VAR-40380 - VARIANCE RELATED TO VAR-40379, WVR-40381 AND  
SDR-40077  
PLANNING COMMISSION MEETING OF JANUARY 25, 2011**

Dear Mr. Bauck:

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 dark 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. Richard Threlfall  
6512 West Diablo Drive  
Las Vegas, Nevada 89118

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

VOICE 702.229.6011  
TTY 702.386.9108  
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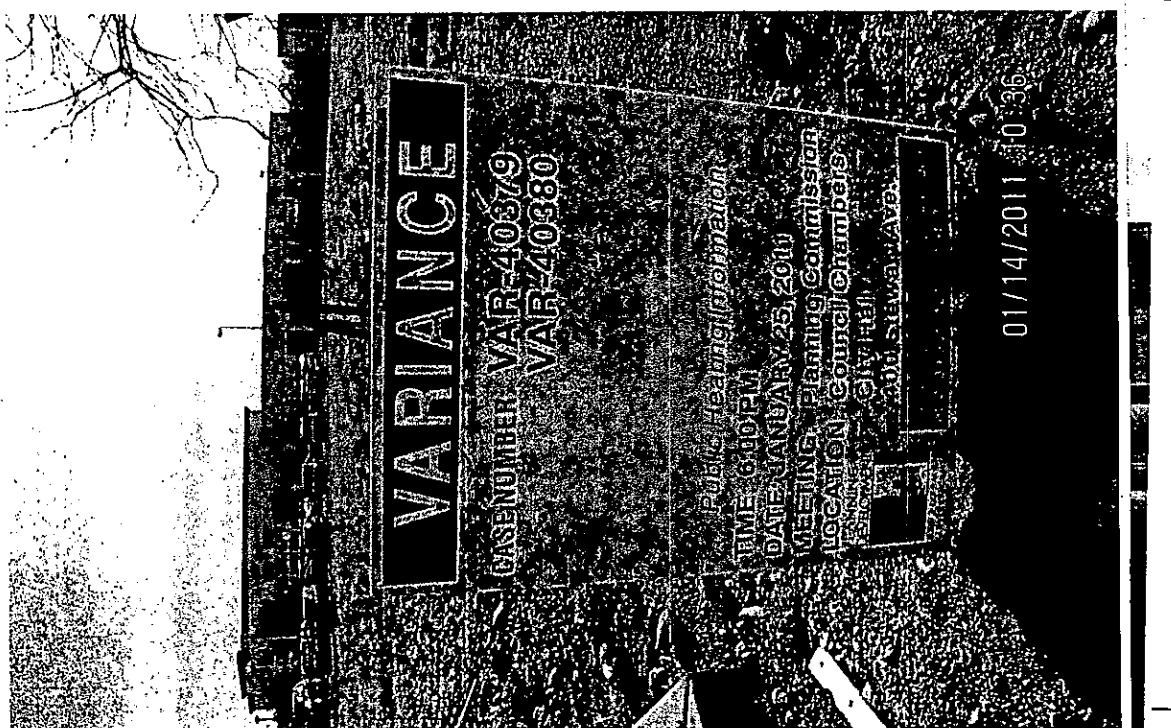
# CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-40380

MEETING DATE: 01/25/11 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]

1-14-11  
Date [Signature]  
1-14-11

This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4<sup>th</sup> Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.



ie Zoning  
the first



Signature

Date

1-14-11

1-14-11

This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4<sup>th</sup> Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

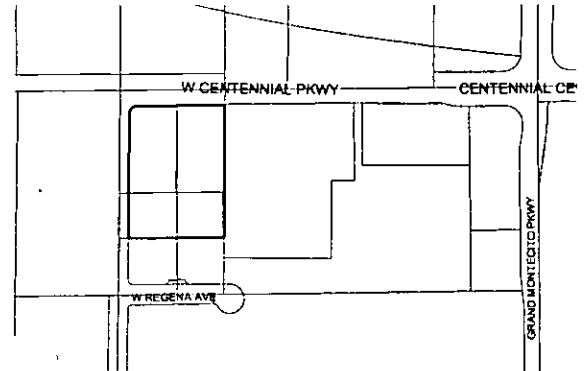
## Application Information

**VAR-40379 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION** - Request for a Variance TO ALLOW A PROPOSED 80-FOOT TALL FLAGPOLE WHERE 40 FEET IS ALLOWED on 2.97 acres adjacent to the southeast corner of Centennial Parkway and Riley Street (APNs 125-29-502-012, 015, 028, and 029), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

**VAR-40380 - VARIANCE RELATED TO VAR-40379 - PUBLIC HEARING - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION** - Request for a Variance TO ALLOW 14 PERCENT OF THE PROPERTY AREA TO BE OPEN SPACE WHERE 20 PERCENT IS REQUIRED on 2.97 acres adjacent to the southeast corner of Centennial Parkway and Riley Street (APNs 125-29-502-012, 015, 028, and 029), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

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

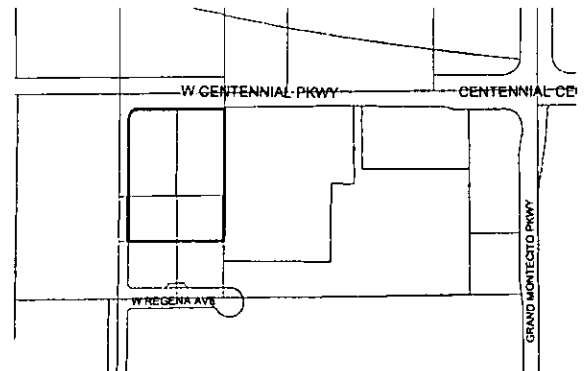
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**VAR-40379 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION** - Request for a Variance TO ALLOW A PROPOSED 80-FOOT TALL FLAGPOLE WHERE 40 FEET IS ALLOWED on 2.97 acres adjacent to the southeast corner of Centennial Parkway and Riley Street (APNs 125-29-502-012, 015, 028, and 029), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

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## Application Location



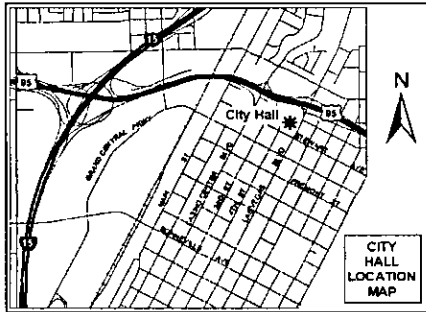
The proposed project may not pertain to the entire highlighted project site.

### 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

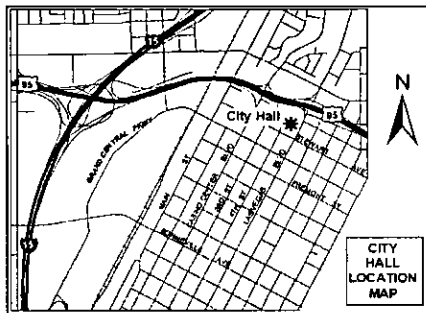
Please use available blank space on card for your comments.

**VAR-40379 & VAR-40380**

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.

**VAR-40379 & VAR-40380**

Planning Commission Meeting of 1/25/2011

# Memorandum

City of Las Vegas  
Department of Public Works  
Development Coordination

**To:** Department of Planning and Development  
**From:** Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*  
**CC:** Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)  
**Date:** January 3, 2011  
**Re:** **VAR-40380** Jim Marsh American Corporation SEC of Centennial Pkwy and Riley St  
Request for a Variance to allow 14% of property to be open space

---

## **Comments:**

We have no comment on the request a Variance to allow 14 percent of the property area to be open space where 20 percent is required on 2.97 acres adjacent to the southeast corner of Centennial Parkway and Riley Street.

## **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:**

---

**VAR-40380**

Canyon Creek North HOA

Cimarron Ridge HOA

Cimarron Springs HOA

Cimarron Village North HOA

Elkhorn Cimarron Estates HOA

Elkhorn Twilight HOA

Skypointe HOA

Spinnaker Homes At Centennial Hills HOA

Timberlake Street and LMA

Town Center Village Community Association

# CITY OF LAS VEGAS

## INTER-OFFICE MEMORANDUM

### REQUEST FOR COMMENT

**FROM: PLANNING AND DEVELOPMENT**

**VAR-40380**

#### 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, 2 <sup>nd</sup> Floor  |
| METRO                          | BRIAN O'CALLAGHAN | 7 <sup>th</sup> FLOOR CITY HALL           |
| OFFICE OF BUSINESS DEVELOPMENT | TOM BURKART       | 2 <sup>nd</sup> FLOOR CITY HALL EXPANSION |
| NEIGHBORHOOD SERVICES          | ANNE KILPONEN     | 2 <sup>nd</sup> FLOOR CITY HALL           |
| *TEFO (DPW)                    | REBECCA WHITLOCK  | 2900 RONEMUS                              |
| *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-40379 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION** - Request for a Variance TO ALLOW A PROPOSED 80-FOOT TALL FLAGPOLE WHERE 40 FEET IS ALLOWED on 2.97 acres adjacent to the southeast corner of Centennial Parkway and Riley Street (APNs 125-29-502-012, 015, 028, and 029), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

**VAR-40380 - VARIANCE RELATED TO VAR-40379 - PUBLIC HEARING - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION** - Request for a Variance TO ALLOW 14 PERCENT OF THE PROPERTY AREA TO BE OPEN SPACE WHERE 20 PERCENT IS REQUIRED on 2.97 acres adjacent to the southeast corner of Centennial Parkway and Riley Street (APNs 125-29-502-012, 015, 028, and 029), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

**WVR-40381 - WAIVER RELATED TO VAR-40379 AND VAR-40380 - PUBLIC HEARING - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION** - Request for a Waiver of Title 18.12.130 TO ALLOW A PRIVATE STREET TO TERMINATE WITHOUT A CIRCULAR CUL-DE-SAC on 1.04 acres adjacent to the east side of Riley Street, approximately 148 feet north of Regena Avenue (APNs 125-29-502-012 and 015), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

**SDR-40077 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-40379, VAR-40380 AND WVR-40381 - PUBLIC HEARING - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION** - Request for a Site Development Plan Review FOR A PROPOSED 24,239 SQUARE-FOOT, TWO-STORY MOTOR VEHICLE SALES (NEW) ESTABLISHMENT WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL TO ALLOW A ZERO-FOOT BUFFER ALONG A PORTION OF THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG THE SOUTH AND EAST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 2.97 acres adjacent to the southeast corner of Centennial Parkway and Riley Street (APNs 125-29-502-012, 015, 028, and 029), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

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:**

AS

Report Date 12/06/2010 02:11 PM

Submitted By

Page 1

A/P # 40380 VARIANCE

Application Information

Stages

|           | Date / Time      | By     |            | Date / Time | By |
|-----------|------------------|--------|------------|-------------|----|
| Processed | 12/06/2010 10:14 | 983052 | Temp COO   |             |    |
| Approved  |                  |        | COO Issued |             |    |
| Final     |                  |        | Expires    |             |    |

Associated Information

|                  |                                                  |            |                      |      |
|------------------|--------------------------------------------------|------------|----------------------|------|
| Type of Work     | # Plans                                          | 0          | Declared Valuation   | 0.00 |
| Dept of Commerce | # Plans                                          | 0          | Calculated Valuation | 0.00 |
| Priority         | <input checked="" type="checkbox"/> Auto Reviews | Bill Group | Actual Valuation     | 0.00 |

Description of Work

VAR-40380 - VARIANCE RELATED TO VAR-40379 - PUBLIC HEARING - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION - Request for a Variance TO ALLOW 14 PERCENT OF THE PROPERTY AREA TO BE OPEN SPACE WHERE 20 PERCENT IS REQUIRED on 2.97 acres adjacent to the southeast corner of Centennial Parkway and Riley Street (APNs 125-29-502-012, 015, 028, and 029), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

Parent A/P # 40379  
Project # 40380 Project/Phase Name JIM MARSH CHRYSLER Phase #  
Size/Area 2.97 ACRE Size Description Subdivision Code  
Proposed Start Proposed Stop % Completed 0.00  
% Complete Formula

Property/Site Information

Parcel 12529502012

Location

Owner/Tenant

Contact ID AC1262039 Name JIM MARSH AMERICAN CORPORATION  
Mailing Address 8555 CENTENNIAL PKWY Organization  
City LAS VEGAS State/Province NV  
ZIP/PC 89149-4531 Country ☐ Foreign  
Day Phone (702)946-9042 x Evening Phone  
Fax (702)946-6934 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12529502012  
12529502015  
12529502028  
12529502029

**City of Las Vegas**400 Stewart Ave  
Las Vegas, NV 89101-2927**VAR Application****Report Date** 12/06/2010 02:11 PM**Submitted By**

Page 2

**Applicants/Contacts**

**Primary** N **Capacity** OWNER **Contact ID** AC1262039 ☐ **Foreign**

**Effective** **Expire**

**Name** JIM MARSH AMERICAN CORPORATION

**Day Phone** (702)946-9042 x **Eve Phone** **Organization**

**Pager** **PIN #** **Position**

**Fax** (702)946-6934 **Mobile** **Profession**

**E-Mail**

**Address** 8555 CENTENNIAL PKWY  
LAS VEGAS, NV 89149-4531

**Seasonal Addr**

**Valid From** **To**

**Comments** No Comments

**Primary** Y **Capacity** OTHER **Other** REP **Contact ID** AC1836782 ☐ **Foreign**

**Effective** **Expire**

**Name** THRELFALL RICHARD PETER

**Day Phone** (702)388-0716 x **Eve Phone** **Organization**

**Pager** **PIN #** **Position**

**Fax** (702)873-3717 **Mobile** **Profession**

**E-Mail**

**Address** 6512 W DIABLO  
LAS VEGAS, NV 89118-1810

**Seasonal Addr**

**Valid From** **To**

**Comments** Rich Threlfall - 388-0716

**Contractors**

No Contractors

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

|                                                   |                         |
|---------------------------------------------------|-------------------------|
| Check Fees                                        | Fees Successful         |
| NOTIFICATION & ADVERTISING FEE (\$500.00)         | Paid                    |
| PROCESSING FEE (\$300.00)                         | Paid                    |
| RECORDING OF NOTICE OF ZONING ACTION (\$30.00)    | Paid                    |
| Check inspections                                 | Inspections Successful  |
| Check Reviews                                     | Reviews Failed          |
| 421385 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)  | Incomplete              |
| 421383 DEVCO #1 (DEVELOPMENT COORDINATION)        | Incomplete              |
| 421394 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)  | Incomplete              |
| 421387 FLOOD #1 (FLOOD CONTROL)                   | Incomplete              |
| 421386 LAND DEV #1 (LAND DEVELOPMENT)             | Incomplete              |
| 421384 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT) | Incomplete              |
| 421393 ROW #1 (RIGHT-OF-WAY)                      | Incomplete              |
| 421388 SEWER #1 (COLLECTION SYSTEMS PLANNING)     | Incomplete              |
| 421392 SID #1 (SPECIAL IMPROVEMENT DISTRICT)      | Incomplete              |
| 421390 SURVEY #1 (SURVEY)                         | Incomplete              |
| 421391 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)     | Incomplete              |
| 421389 TRAFFIC #1 (TRAFFIC ENGINEERING)           | Incomplete              |
| Check Conditions                                  | Conditions Successful   |
| Z-LEGAL (LEGAL DONE?)                             | No affect on stage      |
| Check Alert Conditions                            | Alert Conditions Failed |
| (PT-ENTER THE # OF LABELS)                        |                         |
| (AT-COMPLETE DRT PROCESS)                         |                         |

Report Date 12/06/2010 02:11 PM

Submitted By

Page 3

| Item Description               | Item Status         |
|--------------------------------|---------------------|
| (PT-NOTIFICATION MAP DATE)     |                     |
| (AT-ROUTE PLANS FOR REVIEW)    |                     |
| (AT-SEND PUB HEARING NOTICE)   |                     |
| (AT-SEND TO REVIEW JOURNAL)    |                     |
| (PT-SIZE OF NOTIFICATION AREA) |                     |
| (SIGNPRO-MEMO SENT TO PDST DT) |                     |
| (SIGNPRO-SIGN POSTED DATE)     |                     |
| (STAFF RECOMMENDATION)         |                     |
| Check Licenses                 | Not Checked         |
| Check Children Status          | Children Successful |
| Check Open Cases               | 0                   |

#### Activity Review Details

Detail SUBMITTAL CHECKLIST (VAR) Modified By FSOLIS Modified Date/Time 12/06/2010 10:14

#### Comments

No Comments

#### 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            | N Building Elevations (1 Folded, 1 Rolled Color)  |
| Y Deed and Legal Description           | N Floor Plan (1 Folded, 1 Rolled)                 |
| Y Justification Letter                 | Y Laser Print Site Plan                           |
| Y Statement of Financial Interest      | N Laser Print Floor Plan                          |
|                                        | N Laser Print Elevation                           |

Y Business Licensing Requirements Met

N Business License Exempt

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

There is no planning condition for this project.

#### VARIANCE

Y Parent Project link required?

N 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

Report Date 12/06/2010 02:11 PM

Submitted By

Page 4

Meeting Information

| Meeting Date | Meeting Type | Meeting Status | YES Votes   | NO Votes      | ABSTENTIONS |
|--------------|--------------|----------------|-------------|---------------|-------------|
| Comments     | Added By     | Add Date       | Modified By | Modified Date |             |

|            |            |           |   |   |   |
|------------|------------|-----------|---|---|---|
| 01/25/2011 | PC         | SCHEDULED | 0 | 0 | 0 |
| FSOLIS     | 12/06/2010 |           |   |   |   |

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

No children exist for this project

| Employee ID | Last | First | Mi | Comments |
|-------------|------|-------|----|----------|
|-------------|------|-------|----|----------|

|        |         |         |   |                |
|--------|---------|---------|---|----------------|
| 982110 | SWANTON | STEPHEN | L | Planning x4714 |
|--------|---------|---------|---|----------------|

| Log Action | Description | Entered By | Start | Stop | Hours |
|------------|-------------|------------|-------|------|-------|
| Comments   |             |            |       |      |       |

|                                                                      |                                |        |                  |  |      |
|----------------------------------------------------------------------|--------------------------------|--------|------------------|--|------|
| PAYMNT                                                               | CO NAME WHO PICKED UP CONTACT# | 970040 | 12/06/2010 10:23 |  | 0.00 |
| ZIP BAUCK, JIM MARSH AUTOMOTIVE CK 90868, 702.946.1000 (40379-40381) |                                |        |                  |  |      |

# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review  
 Project Address (Location) CENTENNIAL PKWY + RILEY STREET  
 Project Name JIM MARSH CHRYSLER - Jeep Proposed Use Auto Dealership  
 Assessor's Parcel #(s) 125-29-SDZ-012, 015, 028, 029 Ward # 6  
 General Plan: existing TC proposed TC Zoning: existing GC - TC proposed TC  
 Commercial Square Footage 24,239 Floor Area Ratio             
 Gross Acres 3.0 Lots/Units 4 Density             
 Additional Information           

PROPERTY OWNER JIM MARSH AMERICAN CORP. Contact ZIP BAUCK  
 Address 8555 W. CENTENNIAL PKWY Phone: 946-9042 Fax: 946-6934  
 City LAS VEGAS State NV Zip 89149  
 E-mail Address zip@jmcj.lvcoxmail.com

APPLICANT SAME AS ABOVE Contact             
 Address            Phone:            Fax:             
 City            State            Zip             
 E-mail Address           

REPRESENTATIVE Richard P. Threlfall Contact Richard Threlfall  
Architect, Inc.  
 Address 6512 WEST DIABLO DR. Phone: 388-0716 Fax: 673-3717  
 City LAS VEGAS State NV Zip 89118  
 E-mail Address rptarch@cox.net

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 JIM MARSH

Subscribed and sworn before me

This 4TH day of DECEMBER, 20 10

Notary Public in and for said County and State



Revised 10/27/08

### FOR DEPARTMENT USE ONLY

|                |                    |
|----------------|--------------------|
| Case #         | <u>VAR-40380</u>   |
| Meeting Date:  | <u>1-25-11</u>     |
| Total Fee:     | <u>830</u>         |
| Date Received: | <u>12.6-10</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:\depot\Application Packet\Application Form.pdf



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-40380** APN: 125-29-502-012, 015, 028, 029

Name of Property Owner: Jim Marsh American

Name of Applicant: Jim Marsh American

Name of Representative: Richard Threlfall Architect, Inc

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

☐ Yes

☒ No

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

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

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

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

Signature of Property Owner: 

Print Name: Jim Marsh

Subscribed and sworn before me

This 4<sup>th</sup> day of DECEMBER, 20 10

  
Notary Public in and for said County and State



RECEIVED

DEC 06 2010

12/6/10

## Justification letter

Re: Jim Marsh American Corp "Chrysler/Jeep Dealership"

Address: 8623 West Centennial Pkwy

APN: 125-29-502-028, 125-29-502-029, 125-29-502-015, 125-29-502-012

Existing zoning: T-C (Town Center District)

Proposed use: Motor Vehicle Sales / Service

The proposed project is to construct a 24,239 s.f. (Two story) Sales / Service and Parts storage facility for: Jim Marsh American Corp "Chrysler/Jeep".

The use (Motor Vehicle Sales) is consistent with existing zoning and a appropriate use for this property and location.

Wavers requested:

- 1) Wave 15' requirement for perimeter landscaping within enclosed vehicle storage area. (West property line @ Riley).
- 2) Wave 8' requirement for perimeter landscaping within enclosed vehicle storage area. (South property line). Landscape would be "hidden" within the storage area which is enclosed by existing 6' high masonry walls from earlier residential development.
- 3) Wave 8' requirement for landscaping buffer on East property line (adjacent to existing Jim Marsh dealership).
- 4) Wave 15' requirement for landscaping buffer on West property line (adjacent to Riley and allow proposed 9' wide landscape buffer.
- 5) Waiver to "truncate" existing cul-de-sac private street (max 150' length per City fire dept)

Variances requested:

- 1) 20% open space required per title 19.06.110 (E) with requested reduction to 14%. Nature of project is a care dealership with 1/3 of property enclosed vehicle storage area. With wavers to landscaping and areas paved for new car sales, unable to meet 20% standard.
- 2) Allow 80' high flagpole in North East corner of property for visibility from 215 freeway. No neighbors are affected by request or proposed location.

Other items:

- 1) No trailer trucks to off-load on public way (i.e. Riley and Centennial Pkwy)
- 2) Joint access agreement with Jim Marsh property on East to be provided.
- 3) All new street landscape to be extended existing landscaping to match

Thank you



Richard Threlfall Architect Inc.

**RECEIVED**

**DEC 06 2010**

**City of Las Vegas**

**VAR-40379 VAR-40380  
WVR-40381 SDR-40077**

|                                                                                   |                |
|-----------------------------------------------------------------------------------|----------------|
| A.P.N. #                                                                          | 125-29-502-012 |
| R.P.T.T.                                                                          | \$2,040.00     |
| Escrow No.                                                                        | 603662-LJJ     |
| Recording Requested By:                                                           |                |
|  |                |
| Mail Tax Statements To:                                                           | Same as below  |
| When Recorded Mail To:                                                            |                |
| Jim Marsh American Corp.                                                          |                |
| 8555 Centennial Parkway                                                           |                |
| Las Vegas, Nv. 89149                                                              |                |

(4)  
2

20060802-0004614

Fee: \$15.00 RPTT: \$2,040.00  
N/C Fee: \$0.00

08/02/2006 14:27:05  
T20060134903

Requestor:  
STEWART TITLE OF NEVADA

Frances Deane RMS  
Clark County Recorder Pgs: 4

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Michelle A. Ware, Trustee of the Michelle A. Ware Trust Dated April 23, 1998** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to

Jim Marsh American Corporation, a Nevada corporation  
and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

That portion of the NORTHEAST QUARTER (NE ¼) of the NORTHEAST QUARTER (NE ¼) of Section 29, Township 19 South, Range 60 East, M.D.M. described as follows:

Lot ONE (1) as shown by map thereof in File 79 of Parcel Maps, Page 8 in the Office of the County Recorder, Clark County, Nevada

### SUBJECT TO:

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

Together with all and singular the tenements, hereditaments and appurtenances thereunto

RECEIVED

DEC 06 2010

City of Las Vegas

belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 7/31/06

Michelle A. Ware Trust Dated April 23, 1998

BY: Michelle Ann Ware Trust  
Michelle Ann Ware, Trustee

State of Nevada

} ss.

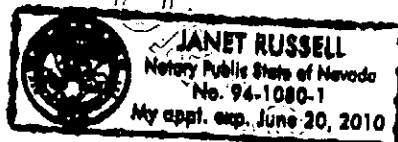
County of Clark

This instrument was acknowledged before me on

By: Michelle Ann Ware

Signature:

Notary Public



COPY

**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)**

a) 125-29-502-012  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**

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

**2. Type of Property**

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

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

Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ ) \$400,000.00  
Transfer Tax Value \$400,000.00  
Real Property Transfer Tax Due: \$2,040.00

**4. If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 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 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:**

**Capacity:**

Michelle A. Ware Trust Dated April 23, 1998

**Signature:**

**Capacity:**

Jim Marsh

Buyer

**SELLER (GRANTOR) INFORMATION**

Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**

Print Name: Jim Marsh American Corp.  
Address: 8555 Centennial Pkwa.  
City/State/Zip: Las Vegas, NV 89149

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

Company Name: Stewart Title of Nevada Escrow No 603662-LJJ  
Address: 3773 Howard Hughes Parkway, Suite 160 N  
City Las Vegas State: NV Zip 89109

4614

**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)**

- a) 125-29-502-012  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**

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

**2. Type of Property**

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

**3. Total Value/Sales Price of Property**

\_\_\_\_\_ \$400,000.00  
Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )  
Transfer Tax Value \_\_\_\_\_ \$400,000.00  
Real Property Transfer Tax Due: \_\_\_\_\_ \$2,040.00

**4. If Exemption Claimed:**

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

**5. Partial Interest: Percentage being transferred: 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 disallowance of any claimed exemption or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.  
**Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.**

Signature: \_\_\_\_\_

Michelle A. Wars Trustee  
Michelle A. Wars Trust Dated April 23, 1998

Capacity: \_\_\_\_\_

Seller

Signature: \_\_\_\_\_

Jim Marsh

Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

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

Address: \_\_\_\_\_

City/State/Zip \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**

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

Address: \_\_\_\_\_

City/State/Zip \_\_\_\_\_

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

Company Name: Stewart Title of Nevada

Escrow No 603662-LJJ

Address: 3773 Howard Hughes Parkway, Suite 160 N

City Las Vegas

State: NV

Zip 89109

4614

20050518-0003189

Fee: \$17.00 RPTT: \$2,167.50  
N/C Fee: \$0.00

05/18/2005 13:01:47  
T20050092546

Requestor:  
CHICAGO TITLE

Frances Deane KGP  
Clark County Recorder Pgs: 4

APN: 125-29-502-015  
Affix R.P.T.T. \$2,167.50

WHEN RECORDED MAIL TO and MAIL TAX  
STATEMENT TO:

JIM MARSH AMERICAN CORP.  
8555 W. Centennial Pkwy.  
Las Vegas, NV 89149

4  
74

ESCROW NO: 05003098-030-MD

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Eckley M. Keach, a married man and Joseph A. Bravo, a single man  
in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby  
acknowledged, do hereby Grant, Bargain, Sell and Convey to  
Jim Marsh American Corporation, a Nevada Corporation

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

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to: 1. Taxes for the current fiscal year, paid current.  
2. Conditions, covenants, restrictions, reservations, rights, rights of way and  
easements now of record, if any.

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

Witness my/our hand(s) on May 2, 2005

SELLERS:

Eckley M. Keach

Joseph A. Bravo

ESCROW NO: 05003098-030-MD

STATE OF NEVADA )  
 ) ss.  
COUNTY OF Clark )

Escrow No. 05003098-030-MD

On this 5/10/05

appeared before me, a Notary Public,

Eckley M. Keach &  
Joseph A. Bravo

personally known or proven to me to be the  
person(s) whose name(s) is/are subscribed to the  
above instrument, who acknowledged that  
he/she/they executed the instrument for the  
purposes therein contained.

[Signature]

Notary Public

My commission expires:

3/26/07



COPY

**ESCROW NO: 05003098-030-MD**

**EXHIBIT A**

**PARCEL 1:**

That portion of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 29, Township 19 South, Range 60 East, M.D.B. & M., described as follows:

Parcel Four (4) as shown by map thereof in File 79 of Parcel Maps, Page 8, in the Office of the County Recorder of Clark County, Nevada.

**PARCEL 2:**

An easement for ingress and egress over those portions of Lots One (1), Two (2) and Three (3) and lying within the private drive as shown by said map.

PRELIMINARY COPY

**State of Nevada  
Declaration of Value**

**1. Assessor's Parcel Number(s)**

a) 125-29-502-015

b) \_\_\_\_\_

c) \_\_\_\_\_

d) \_\_\_\_\_

**2. Type of Property:**

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

**FOR RECORDER'S OPTIONAL USE ONLY**

Documentation/Instrument #: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

**3. Total Value/Sales Price of Property:** \$425,000.00

Deed in Lieu of Foreclosure Only (value of property): ( )

Transfer Tax Value: \$425,000.00

Real Property Transfer Tax Due: \$2,167.50

**4. If Exemption Claimed:**

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

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

**5. Partial Interest: Percentage being transferred:** \_\_\_\_\_%

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 \_\_\_\_\_

Capacity grantor

Signature \_\_\_\_\_

Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**(REQUIRED)**

Print Name: Eckley Kearch

Address: 520 S. 4th Street

City: Las Vegas

State: NV Zip: 89101

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

Print Name: Jim Marsh American Corp.

Address: 8555 W. Centennial Pkwy

City: Las Vegas

State: NV Zip: 89149

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

Print Name: Chicago Title

Escrow #: 05003098-030

Address: 3980 Howard Hughes Parkway

City/State/Zip: Las Vegas, NV 89109

**AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.**

3189

20050518-0003186

Fee: \$19.00 RPTT: \$11,730.00  
N/C Fee: \$0.00

05/18/2005 13:01:47  
T20050092546

Requestor:  
CHICAGO TITLE

Frances Deane KGP  
Clark County Recorder Pgs: 6

APN: 125-29-502-003  
Affix R.P.T.T. \$11,730.00

WHEN RECORDED MAIL TO and MAIL TAX  
STATEMENT TO:

=ADDRESSEE=  
Jim Marsh American Corp  
8555 W. Centennial Pwky  
Las Vegas, NV 89149

7/12

ESCROW NO: 05002694-030-MD

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Eckley M. Keach, as to an undivided 37.5% interest and Ann Durango LLC, as to an undivided 37.5% interest and David Chesnoff and Diana Chesnoff, husband and wife as to an undivided 25% interest

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

Jim Marsh American Corporation, a Nevada Corporation

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

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to: 1. Taxes for the current fiscal year, paid current.  
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

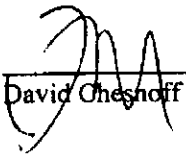
Witness my/our hand(s) on March 30, 2005

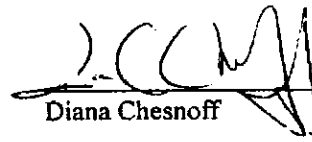
SELLERS:

Eckley M. Keach

Ann Durango LLC

by: Elize Onofre, managing member

  
David Chesnoff

  
Diana Chesnoff

ASSESSOR'S COPY

ESCROW NO: 05002694-030-MD

STATE OF NEVADA                    )  
                                              ) ss.  
COUNTY OF Clark                 )

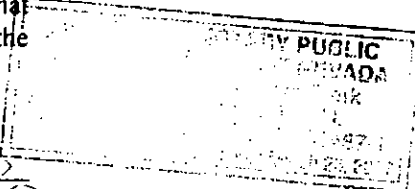
Escrow No. 05002694-030-MD

On this 5/3/05

appeared before me, a Notary Public,

Edley M. Beach  
& Elise Andre

personally known or proven to me to be the  
person(s) whose name(s) is/are subscribed to the  
above instrument, who acknowledged that  
he/she/they executed the instrument for the  
purposes therein contained.



[Signature]

Notary Public

My commission expires:

PREPARED BY ESCROW'S COPY

ESCROW NO: 05002694-030-MD

STATE OF NEVADA )

Escrow No. 05002694-030-MD

) ss.

COUNTY OF Clark )

On this 9<sup>th</sup> day of May 2005

appeared before me, a Notary Public,

David and Diana  
Chesnoff

personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.

Mary A. Guido  
Notary Public  
My commission expires:



ESCROW - S  
COPY

**ESCROW NO: 05002694-030-MD**

**EXHIBIT A**

The Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 29, Township 19 South, Range 60 East, M.D.M., Clark County, Nevada.

EXCEPTING THEREFROM the North fifty (50') feet, the West thirty (30') feet and that certain spandrel area as conveyed to Clark County by Deed recorded January 31, 1983 in Book 1681 of Official Records, Clark County, Nevada records, as Document No. 1640567.

ASSESSOR'S COPY

**State of Nevada**

**Declaration of Value**

**1. Assessor's Parcel Number(s)**

a) 125-29-502-003

b)

c)

d)

**2. Type of Property:**

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

**FOR RECORDER'S OPTIONAL USE ONLY**

Documentation/Instrument #: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

**3. Total Value/Sales Price of Property:** \$2,300,000.00

Deed in Lieu of Foreclosure Only (value of property): ( )

Transfer Tax Value: \$2,300,000.00

Real Property Transfer Tax Due: \$11,730.00

**4. If Exemption Claimed:**

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

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

**5. Partial Interest: Percentage being transferred:** \_\_\_\_\_%

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

Capacity grantor

Signature \_\_\_\_\_

Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**(REQUIRED)**

Print Name: Beckley, Keith

Address: 550 S. 4th St

City: LV

State: NV Zip: 89104

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

Print Name: Jim Marsh

Address: 8555 W. Charleston

City: LV

State: NV Zip: 89144

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

Print Name: Chicago Title

Escrow #: 05002694-030

Address: 3980 Howard Hughes Parkway

City/State/Zip: Las Vegas, NV 89109

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

5186

Darline Reeder

**From:**  
**Sent:**  
**To:**  
**Subject:**

**Flinn Fagg**  
**Tuesday, February 15, 2011 12:10 PM**  
**Darline Reeder**  
**RE: Neighborhood Meeting for VAR-40379, VAR-40380, WVR-40381 & SDR-40077 - CC 2/16/11**

Start: 5:30pm  
End: 6:00pm

Applicant: 2  
Staff: 1 – Ward 6 Liaison; 1 – Planning

No members of the public attended the meeting.

---

**From:** Darline Reeder  
**Sent:** Thursday, February 03, 2011 4:48 PM  
**To:** Michelle Thackston; Tuesday James  
**Cc:** Flinn Fagg; Doug Rankin; Steve Gebeke; Carman Burney; Mark Rex; Jorge Morteo; Steve Swanton; Yorgo Kagafas; Romeo Gumarang; Michael Howe; John Grider  
**Subject:** Neighborhood Meeting for VAR-40379, VAR-40380, WVR-40381 & SDR-40077 - CC 2/16/11

A Neighborhood Meeting is scheduled to be held on Monday, February 14, 2011, at the office of Jim Marsh Automotive, 8555 W. Centennial Parkway, Las Vegas Nevada, 89149, at 5:30p.m.

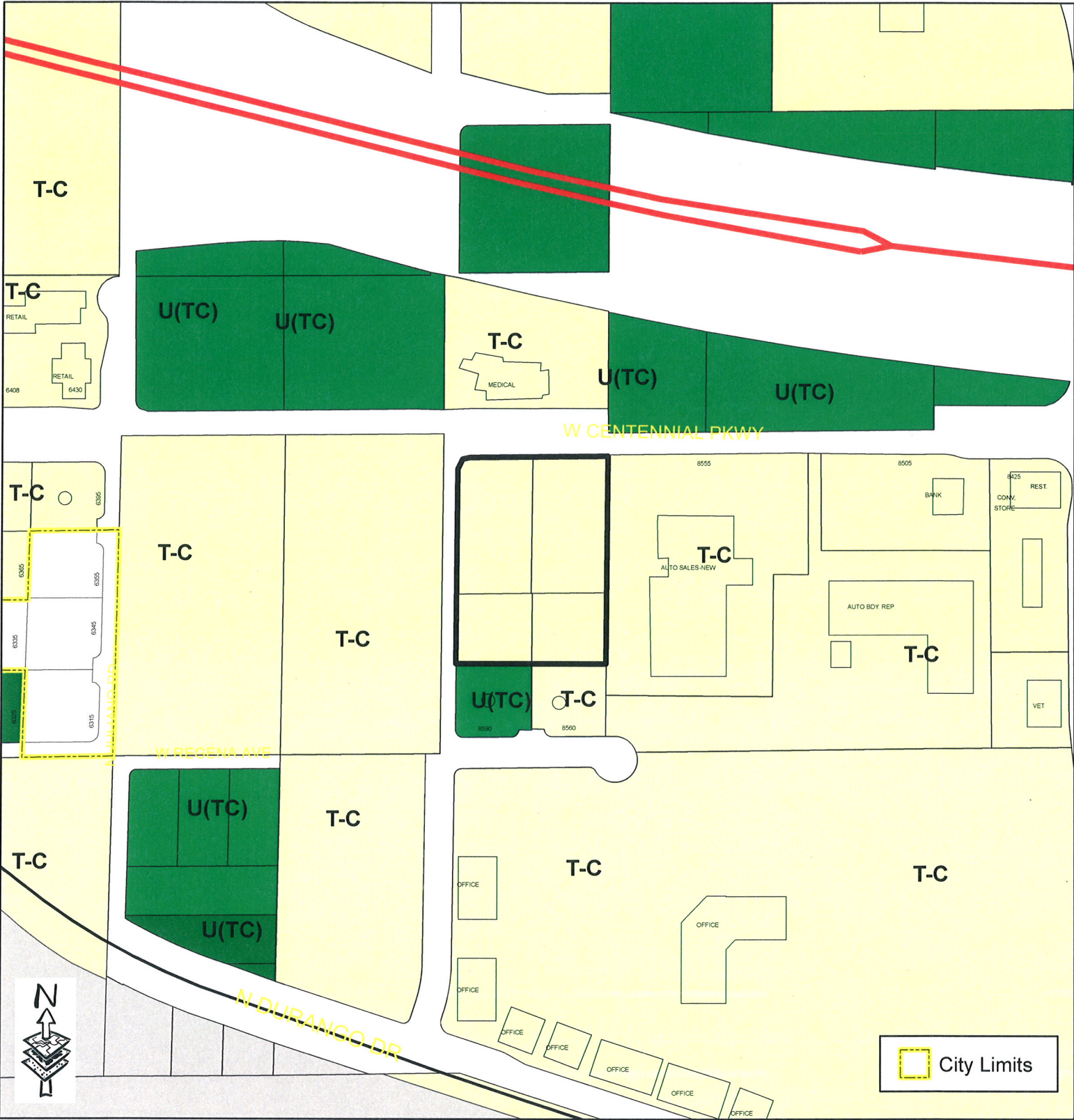
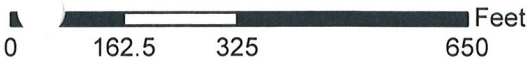
**VAR-40379 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION -**  
Request for a Variance TO ALLOW A PROPOSED 80-FOOT TALL FLAGPOLE WHERE 40 FEET IS ALLOWED on 2.97 acres adjacent to the southeast corner of Centennial Parkway and Riley Street (APNs 125-29-502-012, 015, 028, and 029), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

**VAR-40380 - VARIANCE RELATED TO VAR-40379 - PUBLIC HEARING - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION -**  
Request for a Variance TO ALLOW 14 PERCENT OF THE PROPERTY AREA TO BE OPEN SPACE WHERE 20 PERCENT IS REQUIRED on 2.97 acres adjacent to the southeast corner of Centennial Parkway and Riley Street (APNs 125-29-502-012, 015, 028, and 029), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

**WVR-40381 - WAIVER RELATED TO VAR-40379 AND VAR-40380 - PUBLIC HEARING - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION -**  
Request for a Waiver of Title 18.12.130 TO ALLOW A PRIVATE STREET TO TERMINATE WITHOUT A CIRCULAR CUL-DE-SAC on 1.04 acres adjacent to the east side of Riley Street, approximately 148 feet north of Regena Avenue (APNs 125-29-502-012 and 015), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

**SDR-40077 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-40379, VAR-40380 AND WVR-40381 - PUBLIC HEARING - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION -**  
Request for a Site Development Plan Review FOR A PROPOSED 24,239 SQUARE-FOOT, TWO-STORY MOTOR VEHICLE SALES (NEW) ESTABLISHMENT WITH A WAIVER OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL TO ALLOW A ZERO-FOOT BUFFER ALONG A PORTION OF THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A WAIVER OF TITLE 19 LANDSCAPE BUFFER STANDARDS TO ALLOW A ZERO-FOOT BUFFER ALONG THE SOUTH AND EAST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 2.97 acres adjacent to the southeast corner of

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- |                                            |                                                  |                               |
|--------------------------------------------|--------------------------------------------------|-------------------------------|
| U - Undeveloped (GPA Designation)          | R-3 - Medium Density Residential                 | C-2 - General Commercial      |
| R-A - Ranch Acres                          | R-4 - High Density Residential                   | C-M - Commercial Industrial   |
| R-E - Residence Estates                    | R-5 - Apartment                                  | M - Industrial                |
| R-D - Single-Family Residential Restricted | R-MHP - Residential Mobile/Manufacture Home Park | C-V - Civic                   |
| R-PD - Residential Planned Development     | P-R - Professional Offices And Parking           | C-PB - Planned Business Park  |
| R-1 - Single Family Residential            | N-S - Neighborhood Services                      | P-C - Planned Community       |
| R-MH - Mobile/Manufactured Home Residence  | O - Office                                       | PD - Planned Development      |
| R-CL - Single-Family Compact Lot           | C-D - Designed Commercial                        | TC - Town Center              |
| R-2 - Medium-Low Density Residential       | C-1 - Limited Commercial                         | T-D - Traditional Development |

ROI Zoning

Data current as of: February 14, 2011

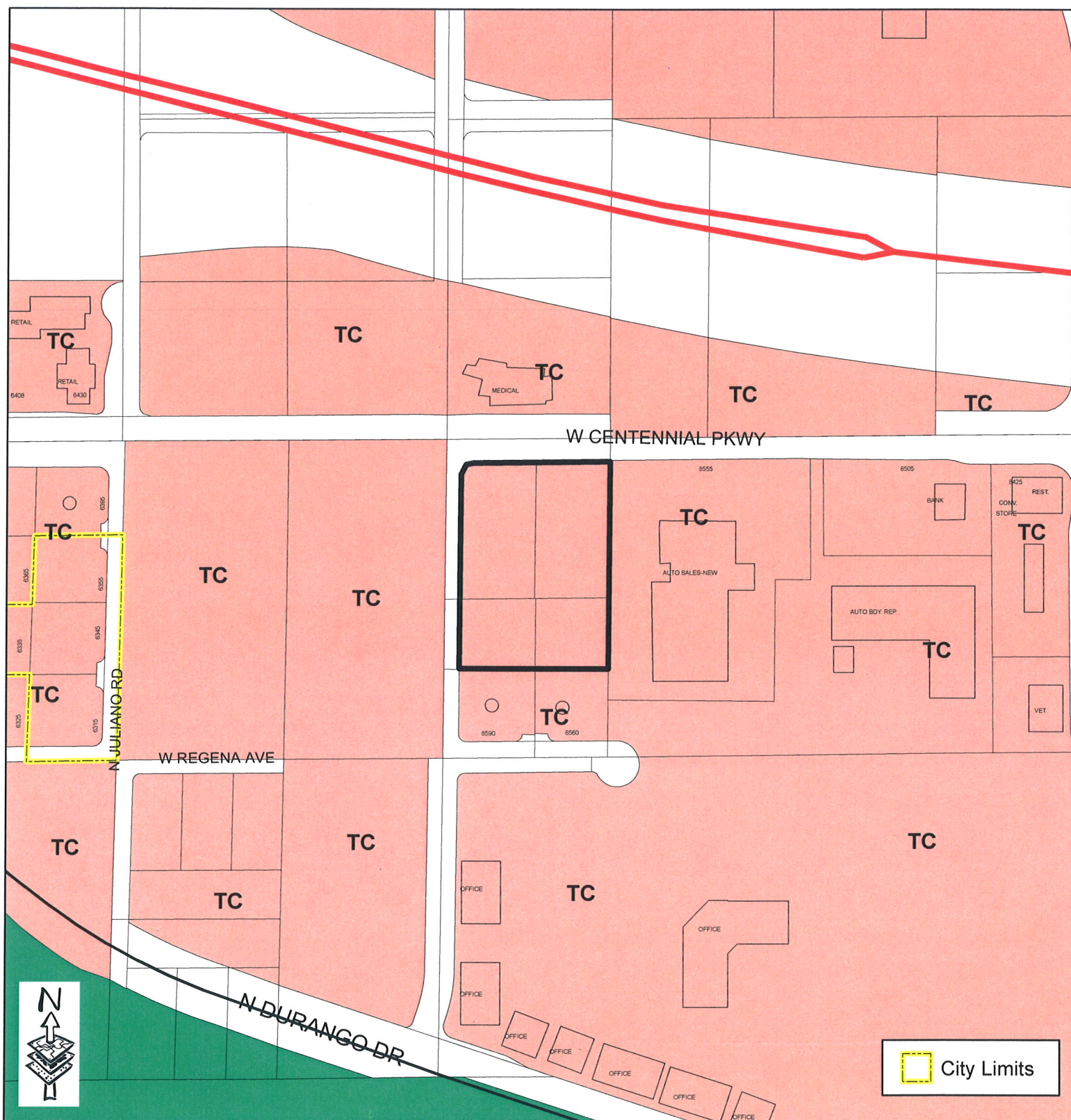
PLANNING & DEVELOPMENT

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System  
Planning & Development Dept  
702-229-6301

# SDR-40077 General Plan/Future Land Use

0 162.5 325 650 Feet



- |                                 |                                      |                                |
|---------------------------------|--------------------------------------|--------------------------------|
| Rural Neighborhood Preservation | Service Commercial                   | Public Facility - School       |
| Rural Estates                   | General Commercial                   | Public Facility - Clark County |
| Desert Rural                    | Tourist Commercial                   | Town Center                    |
| Rural                           | Las Vegas Medical District           | Resource Conservation          |
| Low                             | Light Industrial / Research          | Downtown - Commercial          |
| Medium - Low                    | Planned Community Development        | Downtown - Mixed Use           |
| Medium - Low Attached           | Traditional Neighborhood Development | Not in City                    |
| Medium                          | Downtown Redevelopment Area          | Right-of-Way                   |
| High                            | Parks/Recreation/Open Space          |                                |
| Office                          | Public Facility                      |                                |

City Limits

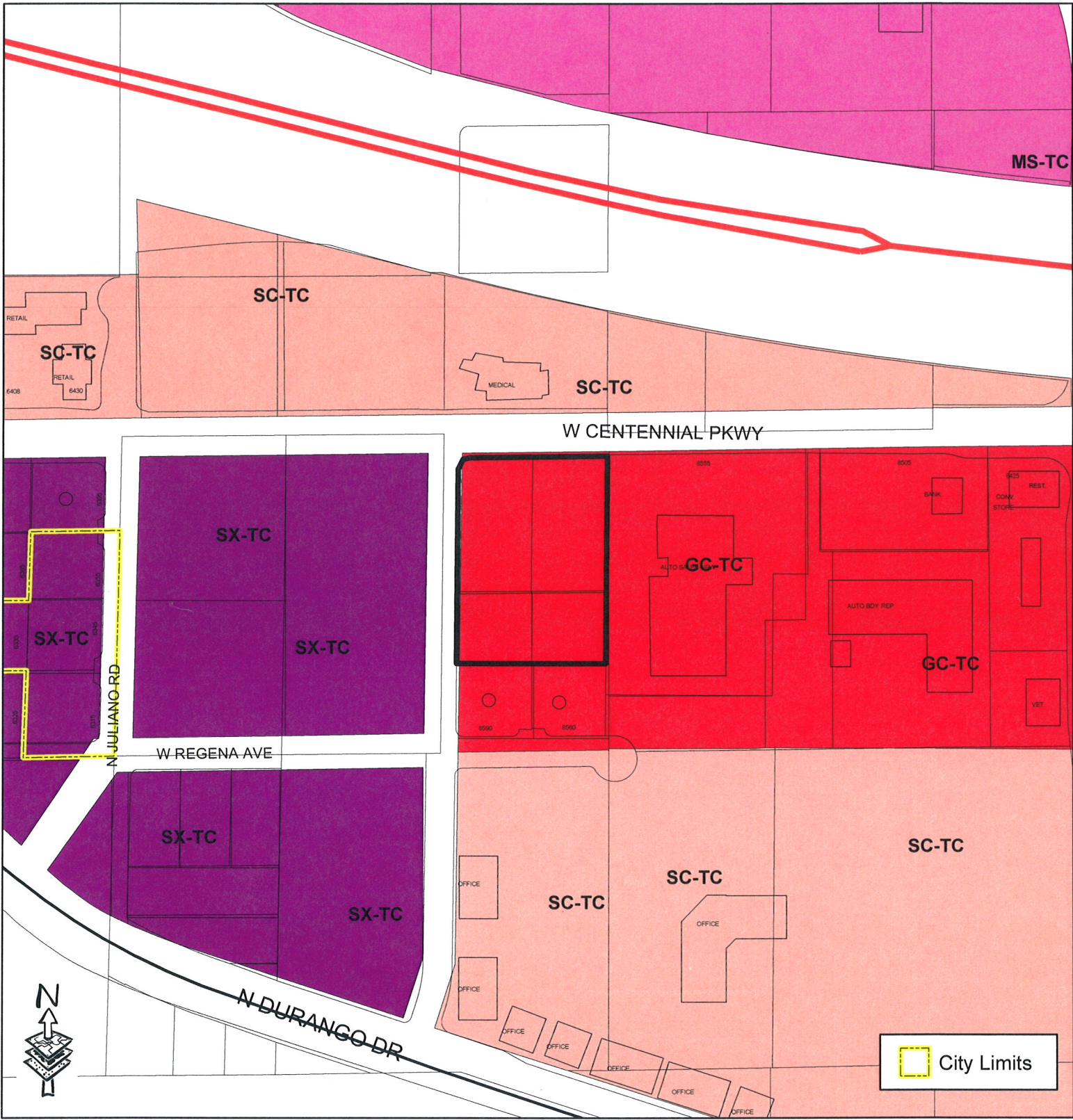
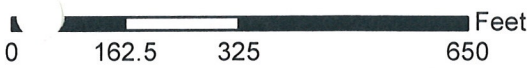
Data current as of: February 14, 2011



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Geographic Information System  
Planning & Development Dept  
702-229-6301



SDR-40077 Town Center Designation



- |       |        |       |
|-------|--------|-------|
| EC-TC | ML-TC  | ROW   |
| GC-TC | MLA-TC | SC-TC |
| L-TC  | MS-TC  | SX-TC |
| M-TC  | PF-TC  | UC-TC |

Data current as of: February 14, 2011

PLANNING & DEVELOPMENT

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702-229-6301



- |       |        |       |
|-------|--------|-------|
| EC-TC | ML-TC  | ROW   |
| GC-TC | MLA-TC | SC-TC |
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Data current as of: February 14, 2011

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**To:** Michelle Thackston; Tuesday James  
**Cc:** Flinn Fagg; Doug Rankin; Steve Gebeke; Carman Burney; Mark Rex; Jorge Morteo; Steve Swanton; Yorgo Kagafas; Romeo Gumarang; Michael Howe; John Grider  
**Subject:** Neighborhood Meeting for VAR-40379, VAR-40380, WVR-40381 & SDR-40077 - CC 2/16/11

A Neighborhood Meeting is scheduled to be held on Monday, February 14, 2011, at the office of Jim Marsh Automotive, 8555 W. Centennial Parkway, Las Vegas Nevada, 89149, at 5:30p.m.

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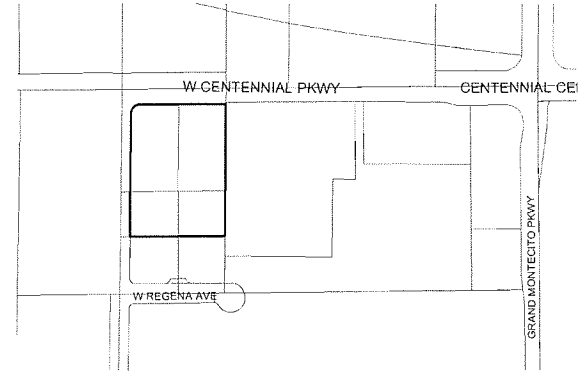
## Application Information

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This meeting will be conducted by the applicant in order for the citizens to be informed and provide feedback. The city is responsible for notification **only**; however, a city representative will be in attendance to answer any questions related to the General Plan.

## Application Location



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

### Neighborhood Meeting Information

**Location:** Jim Marsh Automotive  
8555 W. Centennial Parkway  
Las Vegas, Nevada 89149

**Date/Time:** Monday, February 14, 2011 at 5:30 p.m.  
**Contact:** Zip Bauck, (702) 946-9042

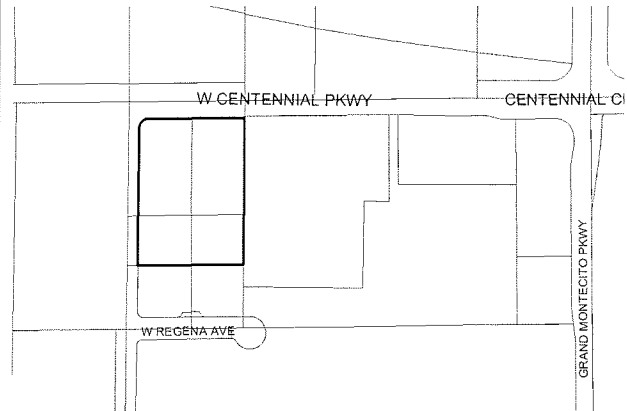
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8555 W. Centennial Parkway  
Las Vegas, Nevada 89149

**Date/Time:** Monday, February 14, 2011 at 5:30 p.m.  
**Contact:** Zip Bauck, (702) 946-9042

City of Las Vegas  
Planning & Development Department  
Development Services Center 3<sup>rd</sup> Floor  
333 North Rancho Drive  
Las Vegas, NV 89106

## **Official Notice of Neighborhood Meeting**

Case(s) scheduled tentatively for:  
**02/16/11 City Council Meeting**

City of Las Vegas  
Planning & Development Department  
Development Services Center 3<sup>rd</sup> Floor  
333 North Rancho Drive  
Las Vegas, NV 89106

## **Official Notice of Neighborhood Meeting**

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**02/16/11 City Council Meeting**

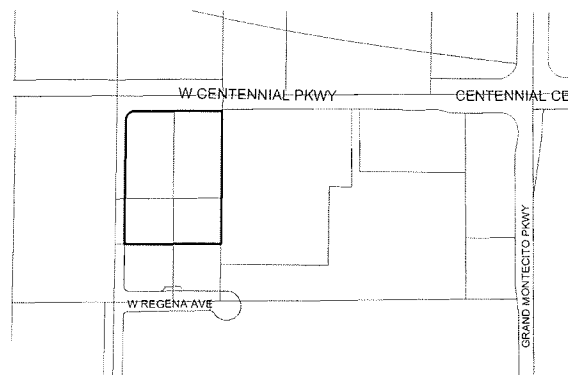
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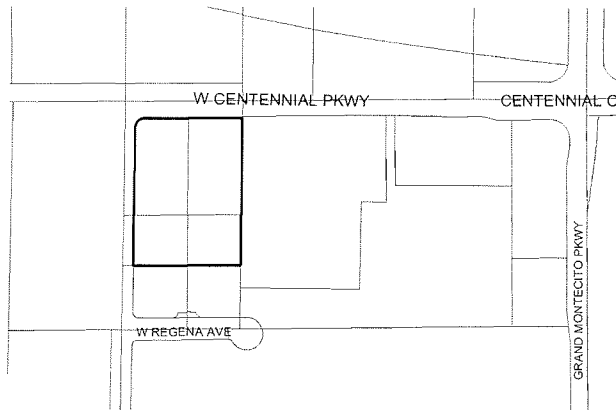
## Application Information

**WVR-40381 - WAIVER RELATED TO VAR-40379 AND VAR-40380 - PUBLIC HEARING - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION** - Request for a Waiver of Title 18.12.130 TO ALLOW A PRIVATE STREET TO TERMINATE WITHOUT A CIRCULAR CUL-DE-SAC on 1.04 acres adjacent to the east side of Riley Street, approximately 148 feet north of Regena Avenue (APNs 125-29-502-012 and 015), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

**SDR-40077 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-40379, VAR-40380 AND WVR-40381 - PUBLIC HEARING - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION** - Request for a Site Development Plan Review FOR A PROPOSED 24,239 SQUARE-FOOT, TWO-STORY MOTOR VEHICLE SALES (NEW) ESTABLISHMENT WITH A WAIVER OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL TO ALLOW A ZERO-FOOT BUFFER ALONG A PORTION OF THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A WAIVER OF TITLE 19 LANDSCAPE BUFFER STANDARDS TO ALLOW A ZERO-FOOT BUFFER ALONG THE SOUTH AND EAST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 2.97 acres adjacent to the southeast corner of Centennial Parkway and Riley Street (APNs 125-29-502-012, 015, 028, and 029), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

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## Application Location



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

### Neighborhood Meeting Information

**Location:** Jim Marsh Automotive  
8555 W. Centennial Parkway  
Las Vegas, Nevada 89149

**Date/Time:** Monday, February 14, 2011 at 5:30 p.m.  
**Contact:** Zip Bauck, (702) 946-9042

City of Las Vegas  
Planning & Development Department  
Development Services Center 3<sup>rd</sup> Floor  
333 North Rancho Drive  
Las Vegas, NV 89106

## **Official Notice of Neighborhood Meeting**

Case(s) scheduled tentatively for:  
**02/16/11 City Council Meeting**

City of Las Vegas  
Planning & Development Department  
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333 North Rancho Drive  
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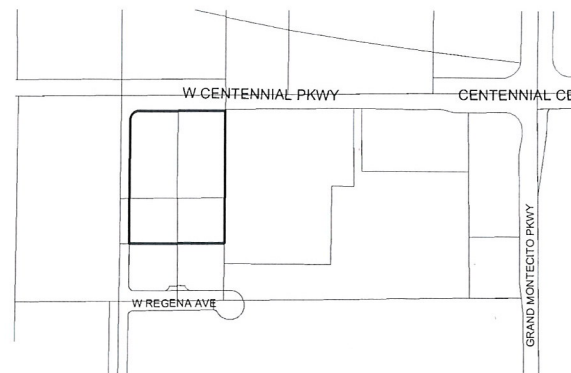
## Application Information

**VAR-40379 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION** - Request for a Variance TO ALLOW A PROPOSED 80-FOOT TALL FLAGPOLE WHERE 40 FEET IS ALLOWED on 2.97 acres adjacent to the southeast corner of Centennial Parkway and Riley Street (APNs 125-29-502-012, 015, 028, and 029), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

**VAR-40380 - VARIANCE RELATED TO VAR-40379 - PUBLIC HEARING - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION** - Request for a Variance TO ALLOW 14 PERCENT OF THE PROPERTY AREA TO BE OPEN SPACE WHERE 20 PERCENT IS REQUIRED on 2.97 acres adjacent to the southeast corner of Centennial Parkway and Riley Street (APNs 125-29-502-012, 015, 028, and 029), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

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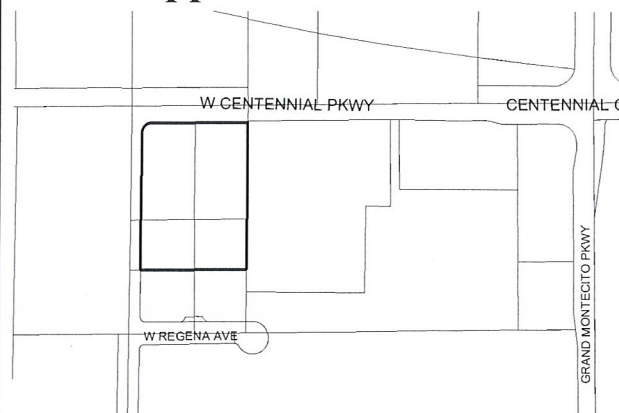
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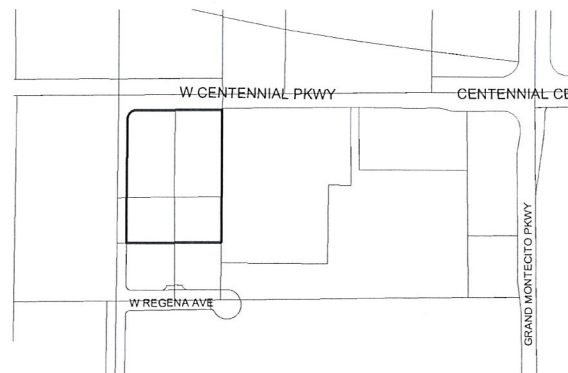
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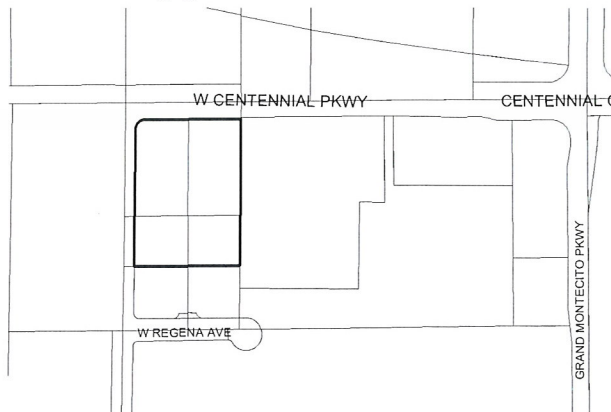
## Application Information

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**Date/Time:** Monday, February 14, 2011 at 5:30 p.m.  
**Contact:** Zip Bauck, (702) 946-9042

City of Las Vegas  
Planning & Development Department  
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333 North Rancho Drive  
Las Vegas, NV 89106

## **Official Notice of Neighborhood Meeting**

Case(s) scheduled tentatively for:  
**02/16/11 City Council Meeting**

**DRAFT**

City of Las Vegas  
Planning & Development Department  
Development Services Center 3<sup>rd</sup> Floor  
333 North Rancho Drive  
Las Vegas, NV 89106

## **Official Notice of Neighborhood Meeting**

Case(s) scheduled tentatively for:  
**02/16/11 City Council Meeting**

Darline Reeder

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**From:** Steve Swanton  
**Sent:** Tuesday, February 01, 2011 12:53 PM  
**To:** Darline Reeder  
**Subject:** RE: VAR-40379.80. WVR-403811 & SDR-40077 Neighborhood meeting info

You are correct. The numbers should be VAR-40379, VAR-40380, WVR-40381 and SDR-40077.

Steve Swanton, AICP  
Senior Planner  
Planning and Development Department  
City of Las Vegas

\*\*\*

Voice: 702-229-4714  
Fax: 702-384-1397  
[sswanton@lasvegasnevada.gov](mailto:sswanton@lasvegasnevada.gov)

**From:** Darline Reeder  
**Sent:** Tuesday, February 01, 2011 12:28 PM  
**To:** Steve Swanton  
**Subject:** RE: VAR-40379.80. 81 & SDR-44077 Neighborhood meeting info

The case numbers are wrong – the 40381 is not a VAR- it's a WVR; and 44077 isn't in Hansen

**From:** Steve Swanton  
**Sent:** Monday, January 31, 2011 10:40 AM  
**To:** Darline Reeder  
**Cc:** Steve Gebeke  
**Subject:** FW: VAR-40379.80. 81 & SDR-44077 Neighborhood meeting info

Darline,

Here is the pertinent info for a voluntary neighborhood meeting (requested by PC) to be held prior to the 2/16 CC meeting. The applicant would like the city to do the full notification.

Thanks.

Steve Swanton, AICP  
Senior Planner  
Planning and Development Department  
City of Las Vegas

\*\*\*

Voice: 702-229-4714  
Fax: 702-384-1397  
[sswanton@lasvegasnevada.gov](mailto:sswanton@lasvegasnevada.gov)

**From:** Zip Bauck [<mailto:zip@jmcj.lvcoxmail.com>]  
**Sent:** Monday, January 31, 2011 10:37 AM  
**To:** Steve Swanton  
**Subject:** RE: Jim Marsh Chrysler Jeep neighborhood meeting info

STEVE. HERE IS THE INFORMATION FOR OUR NEIGHBORHOOD MEETING.

MEETING TIME: 5:30

P.M.

MEETING PLACE: JIM MARSH AUTOMOTIVE

8555 W. CENTENNILA PARKWAY

LAS VEGAS, NV. 89149

CONTACT PERSON: ZIP BAUCK

CONTACT PHONE: 702-946-9042

COUNCIL MEETING: FEBUARY 16, 2011

VAR-40380, VAR-40381

REFERENCING: SDR-44077, VAR-40379,

MEETING DATE: FEBUARY 14, 2011

IF YOU NEED ANYTHING ELSE, PLEASE CALL ME AT 946-9042--

-THANKS ZIP BAUCK

**From:** Steve Swanton [<mailto:sswanton@LasVegasNevada.GOV>]

**Sent:** Thursday, January 27, 2011 3:19 PM

**To:** [zip@jmcj.lvcoxmail.com](mailto:zip@jmcj.lvcoxmail.com)

**Cc:** Richard Threlfall

**Subject:** Jim Marsh Chrysler Jeep neighborhood meeting info

My apologies for sending the wrong schedule.

Please find attached the procedure/options for holding a neighborhood meeting in the city of Las Vegas. If you have any questions, I am here until 5:30 this evening and will be in at 9:30 on Monday.

If you would like for us to do the notification for you, we would need the info for meeting place, date, time and contact along with the fee by Monday afternoon.

**Steve Swanton, AICP**

*Senior Planner*

*Planning and Development Department*

*City of Las Vegas*

♦♦♦

Voice: 702-229-4714

Fax: 702-384-1397

[sswanton@lasvegasnevada.gov](mailto:sswanton@lasvegasnevada.gov)

P/L 115/82

## Report of All Selected Parcels

Case Number: VAR-40379 ; VAR-40380 ; WVR-40381 ;  
Address: SDR-44077

Printed On: Tue: February 1, 2011

| Owner                            | Address                                                | Parcel Number |
|----------------------------------|--------------------------------------------------------|---------------|
| BANK DEUTSCHE NATIONAL TR CO TRS | %GMAC MTGE 1100 VIRGINIA DR FORT WASHINGTON PA         | 12520797004   |
| BANK NEW YORK MELLON TRS         | %RECONTRUST CO 400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA | 12521412015   |
| BANKWEST NEVADA                  | %BANK OF NEVADA 2700 W SAHARA AVE LAS VEGAS NV         | 12520712054   |
| BARTSAS MARY 20 L L C            | 601 S RANCHO DR #C23 LAS VEGAS NV                      | 12529510004   |
| BECKER EQUITIES L L C            | 8090 S DURANGO DR #115 LAS VEGAS NV                    | 12528101008   |
| BECKER EQUITIES L L C            | 8090 S DURANGO DR #115 LAS VEGAS NV                    | 12529511002   |
| BECKER EQUITIES L L C            | 8090 S DURANGO DR #115 LAS VEGAS NV                    | 12529501002   |
| BECKER EQUITIES L L C            | %BEKS GROUP LLC 8090 S DURANGO DR #115 LAS VEGAS NV    | 12529501003   |
| BECKER EQUITIES L L C            | %BEKS GROUP LLC 8090 S DURANGO DR #115 LAS VEGAS NV    | 12529501005   |
| BECKER EQUITIES L L C            | %BEKS GROUP LLC 8090 S DURANGO DR 3115 LAS VEGAS NV    | 12529501004   |
| BECKER EQUITIES L L C            | %BEKS GROUP LLC 8090 S DURANGO DR #115 LAS VEGAS NV    | 12529501007   |
| BECKER EQUITIES L L C            | %BEKS GROUP LLC 8090 S DURANGO DR #115 LAS VEGAS NV    | 12529501011   |
| BECKER EQUITIES L L C            | 8090 S DURANGO DR #115 LAS VEGAS NV                    | 12529501010   |
| BECKER EQUITIES L L C            | %BEKS GROUP LLC 8090 S DURANGO DR #115 LAS VEGAS NV    | 12529511003   |
| BECKER EQUITIES L L C            | %BEKS GROUP LLC 8090 S DURANGO DR #115 LAS VEGAS NV    | 12529501006   |
| BECKER EQUITIES L L C            | 8090 S DURANGO DR #115 LAS VEGAS NV                    | 12529501013   |
| BRADLOW HARRISON R               | 6609 AZORELLA CT LAS VEGAS NV                          | 12520712050   |
| BURMEISTER MARK C & JEANNE S     | 6245 QUEEN IRENE CT LAS VEGAS NV                       | 12529503005   |
| BURRIS FRANKLIN J & CYNTHIA L    | 6512 COLUMBIA FALLS CT LAS VEGAS NV                    | 12521412018   |
| CENTENNIAL & DURANGO L L C       | %D KANNE 1704 WINCANTON DR LAS VEGAS NV                | 12520803009   |
| CENTENNIAL DURANGO PARTNERS LLC  | 985 WHITE DR #100 LAS VEGAS NV                         | 12520402008   |
| CENTENNIAL RILEY DEVELOPMENT LLC | 2800 E DESERT INN RD #100 LAS VEGAS NV                 | 12520803006   |
| CHESSER YOUNG AE                 | 275 ORANGE AVE #141 CHULA VISTA CA                     | 12529103004   |
| CHOOKHACHIAN KARNIK & ANAHID     | 6508 COLUMBIA FALLS CT LAS VEGAS NV                    | 12521412017   |
| CHURCH CHRIST BRIGHT ANGEL       | 8570 BRIGHT ANGEL WY LAS VEGAS NV                      | 12529601019   |
| CITY OF LAS VEGAS                | 400 E STEWART AVE LAS VEGAS NV                         | 12529502025   |
| CITY OF LAS VEGAS                | 400 E STEWART AVE LAS VEGAS NV                         | 12529502030   |
| CITY OF LAS VEGAS                | 400 E STEWART AVE LAS VEGAS NV                         | 12529502026   |
| CITY OF LAS VEGAS                | 400 E STEWART AVE LAS VEGAS NV                         | 12529502020   |
| CITY OF LAS VEGAS                | 400 E STEWART AVE LAS VEGAS NV                         | 12529501012   |
| CITY OF LAS VEGAS                | 400 E STEWART AVE LAS VEGAS NV                         | 12529502022   |
| CITY OF LAS VEGAS                | 400 E STEWART AVE LAS VEGAS NV                         | 12529502021   |

## Report of All Selected Parcels

Case Number: VAR-40379

Printed On: Tue: February 1, 2011

| Owner                            | Address                                                          | Parcel Number |
|----------------------------------|------------------------------------------------------------------|---------------|
| CITY OF LAS VEGAS                | %CITY CLERK-CITY HALL 400 E STEWART AVE LAS VEGAS NV             | 12529601022   |
| CITY OF LAS VEGAS                | %PUBLIC WORKS 400 E STEWART AVE 4TH FLR LAS VEGAS NV             | 12529601023   |
| COLLURA JOSEPH S & DAVID         | 9325 S TAMARUS ST LAS VEGAS NV                                   | 12529502019   |
| COLLURA JOSEPH S & DAVID         | 9325 S TAMARUS ST LAS VEGAS NV                                   | 12529502018   |
| COLLURA JOSEPH S & DAVID         | 9325 S TAMARUS ST LAS VEGAS NV                                   | 12529502017   |
| COLLURA JOSEPH S & DAVID         | 9325 S TAMARUS ST LAS VEGAS NV                                   | 12529502016   |
| COOPER FAMILY TRUST              | 6501 COLUMBIA FALLS CT LAS VEGAS NV                              | 12521412014   |
| COUNTY OF CLARK(PUBLIC WORKS)    | 500 S GRAND CENTRAL PKWY LAS VEGAS NV                            | 12520803005   |
| COUNTY OF CLARK(PUBLIC WORKS)    | 500 S GRAND CENTRAL PKWY LAS VEGAS NV                            | 12520803013   |
| COUNTY OF CLARK(PUBLIC WORKS)    | 500 S GRAND CENTRAL PKWY LAS VEGAS NV                            | 12520803014   |
| COUNTY OF CLARK(PUBLIC WORKS)    | 500 S GRAND CENTRAL PKWY LAS VEGAS NV                            | 12520803015   |
| COUNTY OF CLARK(PUBLIC WORKS)    | 500 S GRAND CENTRAL PKWY LAS VEGAS NV                            | 12520801004   |
| COUNTY OF CLARK(PUBLIC WORKS)    | 500 S GRAND CENTRAL PKWY LAS VEGAS NV                            | 12520803016   |
| COUNTY OF CLARK(PUBLIC WORKS)    | 500 S GRAND CENTRAL PKWY LAS VEGAS NV                            | 12520803010   |
| DELAWARE 118 L L C               | %MONTECITO COMPANIES LLC 6600 W CHARLESTON #120 LAS VEGAS NV     | 12520810003   |
| DELAWARE 118 L L C               | 6600 W CHARLESTON #120 LAS VEGAS NV                              | 12520810001   |
| DETTY DORIS                      | 8564 VELLOZIA CT LAS VEGAS NV                                    | 12520712086   |
| DRAKE KATIE                      | 8560 BARKERIA CT LAS VEGAS NV                                    | 12520712057   |
| DUNN JAMES E & CYNTHIA J         | 5960 MICHELLI CREST WY LAS VEGAS NV                              | 12529502013   |
| DURANGO STRUCTURES L L C         | %BLACKSTONE CAPITAL GROUP LLC 2919 WILSHIRE BLVD SANTA MONICA CA | 12520801002   |
| EL CAPITAN INTERCHANGE           | %D KANNE 1704 WINCANTON DR LAS VEGAS NV                          | 12529502009   |
| FEDERAL NATIONAL MORTGAGE ASSN   | %DOVENMUEHLE MTG INC 1 CORPORATE DR #360 LAKE ZURICH IL          | 12521412020   |
| FEDERAL NATIONAL MORTGAGE ASSN   | %RECONTRUST CO 400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA           | 12520712052   |
| G L K HOLDINGS II EL-CAPITAN LLC | %G KANTOR 2816 VISTA DEL SOL LAS VEGAS NV                        | 12529103002   |
| GARCIA JOHN P                    | 6505 ALPINE WINTER LAS VEGAS NV                                  | 12521412021   |
| GERSTLER ALFRED TRUST            | 9416 QUEEN CHARLOTTE DR LAS VEGAS NV                             | 12529502027   |
| HENDERSON MARJORIE E             | 6513 COLUMBIA FALLS CT LAS VEGAS NV                              | 12521412011   |
| HUI JOHN ETAL                    | 3436 MANZANO CIR LAS VEGAS NV                                    | 12520803003   |
| INLAND WESTERN L V MONTECITO LLC | %PPTY TAX DEPT P O BOX 9273 OAK BROOK IL                         | 12520710009   |
| IOLE FAMILY TRUST                | 6225 QUEEN IRENE CT LAS VEGAS NV                                 | 12529503007   |
| ISAIAH 54-17 L L C               | %B LAWSON 10420 DESIGNATA AVE LAS VEGAS NV                       | 12520801005   |
| ISAIAH 54-17 L L C               | %B LAWSON 10420 DESIGNATA AVE LAS VEGAS NV                       | 12520802003   |

## Report of All Selected Parcels

Case Number: VAR-40379

Printed On: Tue: February 1, 2011

| Owner                            | Address                                                        | Parcel Number |
|----------------------------------|----------------------------------------------------------------|---------------|
| JIM MARSH AMERICAN CORPORATION   | 3555 CENTENNIAL PKWY LAS VEGAS NV                              | 12529502012   |
| KANAGIN GEORGE V & CONSTANCE M   | 8333 FAWN MEADOW AVE LAS VEGAS NV                              | 12521410022   |
| KELLEY BRADLEY H & ASHTON C      | 6600 AZORELLA CT LAS VEGAS NV                                  | 12520712047   |
| KILGORE RICHARD S & ELENI        | 6509 COLUMBIA FALLS CT LAS VEGAS NV                            | 12521412012   |
| LAWRENCE APRIL                   | 6605 AZORELLA CT LAS VEGAS NV                                  | 12520712049   |
| LBVPC NEV-CENTENNIAL HILLS L L C | %VENTURE DEV CORP 60 E SIR FRANCIS DRAKE BLVD #302 LARKSPUR CA | 12529512001   |
| LIM VICKIE T                     | 3 OYSTER SHORES ALAMEDA CA                                     | 12520712055   |
| LONG MICHAEL Z & MICHAEL T       | 6600 BILTMORE GARDEN ST LAS VEGAS NV                           | 12520712053   |
| MARSH JIM AMERICAN CORPORATION   | 3555 W CENTENNIAL PKWY LAS VEGAS NV                            | 12529502015   |
| MARSH JIM AMERICAN CORPORATION   | 8555 W CENTENNIEL PWKY LAS VEGAS NV                            | 12529502028   |
| MARSH JIM AMERICAN CORPORATION   | 8555 W CENTENNIEL PWKY LAS VEGAS NV                            | 12529502029   |
| MARSH JIM AMERICAN CORPORATION   | P O BOX 42156 LAS VEGAS NV                                     | 12529510016   |
| MARSH JIM AMERICAN CORPORATION   | P O BOX 42156 LAS VEGAS NV                                     | 12529510003   |
| MARTIN JAMES P & CARL K          | 3561 BARKERIA CT LAS VEGAS NV                                  | 12520712056   |
| MATTHEWS BRIAN ROGER             | 8337 FAWN MEADOW AVE LAS VEGAS NV                              | 12521410021   |
| MATTHEWS ROBERT & DEBBRA FAM TR  | 6265 QUEEN IRENE CT LAS VEGAS NV                               | 12529503003   |
| MCDONALD'S CORPORATION           | MCDONALDS CORP #27-0278 P O BOX 182571 COLUMBUS OH             | 12529510007   |
| MCDONOUGH JOHN & KIM             | 8820 STEVEN CHASE LAS VEGAS NV                                 | 12529104002   |
| MEHLING DARREN Q & REBECCA J     | 6505 COLUMBIA FALLS CT LAS VEGAS NV                            | 12521412013   |
| MONTECITO ANIMAL HOSPITAL L L C  | 2385 E TROPICANA LAS VEGAS NV                                  | 12529510009   |
| MONTECITO PARTNERS ONE L L C     | %LAUTH MANAGEMENT LLC 401 PENNSYLVANIA PKWY INDIANAPOLIS IN    | 12520810002   |
| NAMME MICHAEL J                  | 9107 RAVENSCROFT RD CLIFTON NJ                                 | 12520712087   |
| ONOFRE SANDY & GINA              | 6504 COLUMBIA FALLS CT LAS VEGAS NV                            | 12521412016   |
| PHONG ALBERT                     | 6601 SWEET PERENNIAL CT LAS VEGAS NV                           | 12520712042   |
| PINEDA FAMILY TRUST              | 8328 ANTILER RIDGE AVE LAS VEGAS NV                            | 12521412008   |
| RAPP RICHARD G & HANNAH J        | 6260 QUEEN IRENE CT LAS VEGAS NV                               | 12529503004   |
| REPERT MARK E                    | 1891 BALZAC DR LAS VEGAS NV                                    | 12520712088   |
| RIVERA IGNACIO                   | 6604 AZORELLA CT LAS VEGAS NV                                  | 12520712046   |
| RIVES LORI M                     | 6501 ALPINE WINTER CT LAS VEGAS NV                             | 12521412022   |
| ROHANI-NAJMI TRUST               | 7901 ROCKWIND CT LAS VEGAS NV                                  | 12520803002   |
| ROMANO OSCAR & PATRICIA          | 6285 QUEEN IRENE CT LAS VEGAS NV                               | 12529503002   |
| ROMANO OSCAR E & PATRICIA M      | 6285 QUEEN IRENE LAS VEGAS NV                                  | 12529503001   |

## Report of All Selected Parcels

Case Number: VAR-40379

Printed On: Tue: February 1, 2011

| Owner                           | Address                                                                          | Parcel Number |
|---------------------------------|----------------------------------------------------------------------------------|---------------|
| ROMANS 8-28 L L C               | %B LAWSON 10420 DESIGNATA AVE LAS VEGAS NV                                       | 12520804005   |
| ROMANS 8-28 L L C               | %B LAWSON 10420 DESIGNATA AVE LAS VEGAS NV                                       | 12520804007   |
| ROMANS 8-28 L L C               | %B LAWSON 10420 DESIGNATA AVE LAS VEGAS NV                                       | 12520804004   |
| ROMANS 8-28 L L C               | %B LAWSON 10420 DESIGNATA AVE LAS VEGAS NV                                       | 12520804003   |
| SABHA JAMES                     | 8332 ANTILER RIDGE AVE LAS VEGAS NV                                              | 12521412009   |
| SHAHIN KARIM REVOCABLE TRUST    | 6220 QUEEN IRENE CT LAS VEGAS NV                                                 | 12529503008   |
| SHEVILLE CHARLES E & TAMARA L   | P M B 21344 P O BOX 2428 PENSACOLA FL                                            | 12529502014   |
| SIERRA HEALTH SERVICES INC      | %UNITED HEALTHCARE SERV INC %LEASE ADMIN MN008-E305 9900 BREN RD E MINNETONKA MN | 12529502002   |
| SNOWTON EVELYN & VINCENT        | 8573 VELLOZIA CT LAS VEGAS NV                                                    | 12520712089   |
| SZOKE LASZLO & ELAINE           | 6517 COLUMBIA FALLS CT LAS VEGAS NV                                              | 12521412010   |
| TAYLOR CALVIN D & MECHELLE      | 6240 QUEEN IRENE CT LAS VEGAS NV                                                 | 12529503006   |
| TEMPLE DARREN C                 | 6335 N EL CAPITAN WY LAS VEGA NV                                                 | 12529103007   |
| TSUEI DAVID                     | 51 NURSERY WY SOUTH SAN FRANCISCO CA                                             | 12520712051   |
| USA                             | %CITY CLERK 400 STEWART AVE LAS VEGAS NV                                         | 12528201006   |
| USA                             | 400 E STEWART AVE LAS VEGAS NV                                                   | 12529601021   |
| USA                             | %CITY CLERK 400 STEWART AVE LAS VEGAS NV                                         | 12529503009   |
| USA                             | %CITY CLERK 400 STEWART AVE LAS VEGAS NV                                         | 12529601024   |
| VALENZUELA ROBERTO & APRIL LYNN | 6450 SQUIRE BOONE AVE LAS VEGAS NV                                               | 12529501008   |
| WINES THALIA FAITH              | 6601 AZORELLA CT LAS VEGAS NV                                                    | 12520712048   |



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Spinnaker Homes At Centennial Hills  
HOA  
Adrian Jones  
PO Box 12117  
Las Vegas, NV 89112

Timberlake Street and LMA  
Mark Schwartz  
8232 Fawn Meadow Avenue  
Las Vegas, NV 89149

Cimarron Village North HOA  
Jack Berggren  
7812 Quill Gordon Avenue  
Las Vegas, NV 89149

Elkhorn Cimarron Estates HOA  
Terry Clodt  
6628 Sky Point Drive Ste. 280  
Las Vegas, NV 89131

Canyon Creek North HOA  
Darla Gage  
8032 Diverson Avenue  
Las Vegas, NV 89149

Town Center Village Community  
Association  
Deborah Ruiz  
9308 Longhorn Falls Court  
Las Vegas, NV 89149

Skypointe HOA  
Sally Arnold  
P.O. Box 80900  
Las Vegas, NV 89180

Cimarron Springs HOA  
Michael Rabonza  
7141 Savory Street  
Las Vegas, NV 89131

Cimarron Ridge HOA  
Marie Jevning  
P.O. Box 750639  
Las Vegas, NV 89136

Elkhorn Twilight HOA  
Keith LaRose  
8915 Mossy Hollow Avenue  
Las Vegas, NV 89149



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