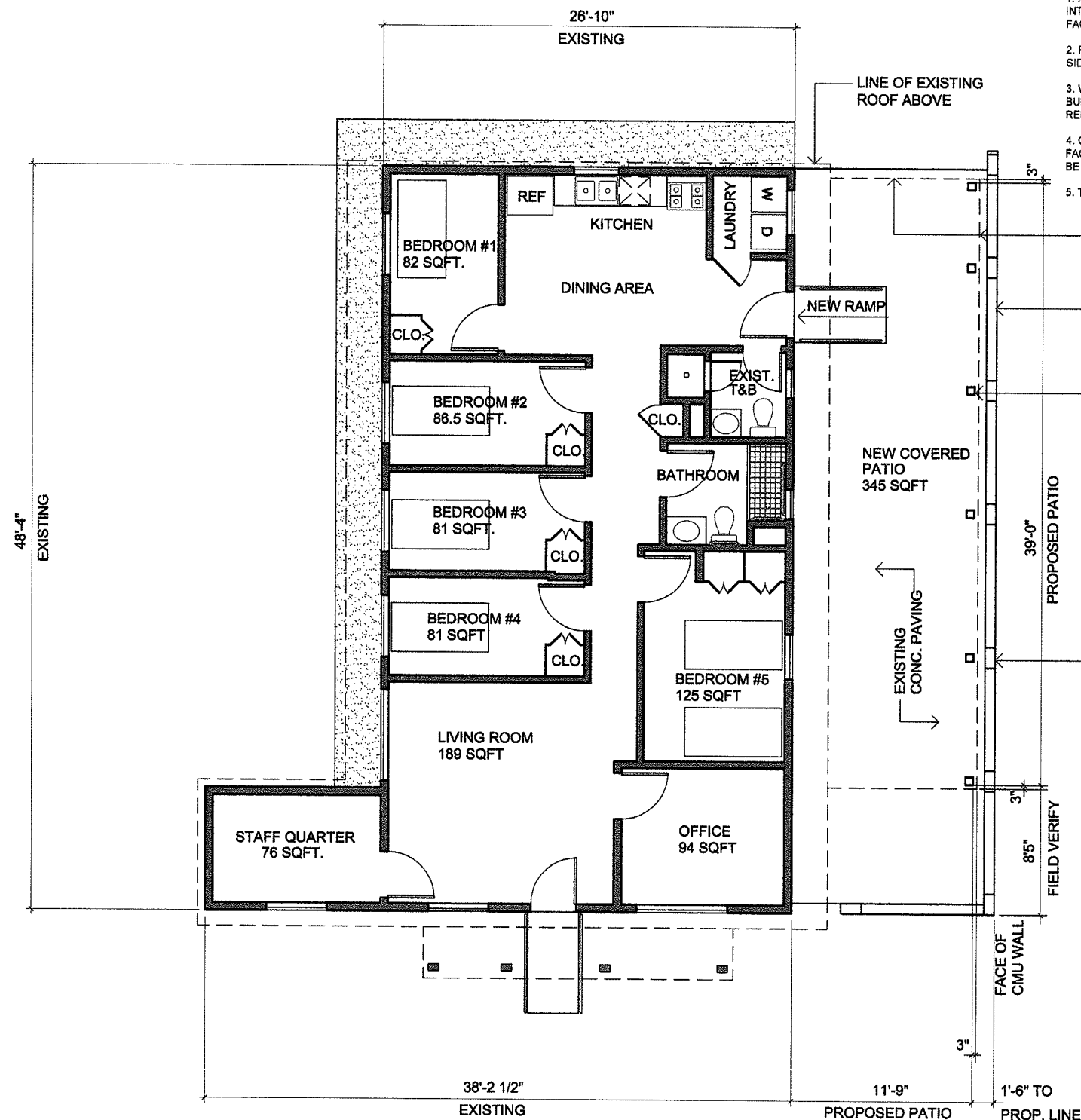




NOTE:

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2. PATIO ADDITION ON EAST SIDE OF BUILDING, OPEN ON 3 SIDES.
3. WINDOW RELOCATIONS AT NORTH AND WEST SIDE OF BUILDING AS NEEDED TO MATCH INTERIOR WALL RELOCATIONS.
4. COSMETIC REPAIR AT EXTERIOR WALLS, ROOFS AND FACIA AND TO BE PAINTED. ARCHITECTURAL FEATURE WILL BE MAINTAINED.
5. TOTAL OCCUPANT OF BUILDING - (8) EIGHT

LINE OF PROPOSED PATIO ROOF

EXISTING CMU WALL W/ WROUGHT IRON GRILLE

NEW PATIO POST TYP FOR (6) ALIGN CENTER W/ CENTER OF EXIST. CMU PILASTER (TYP.)

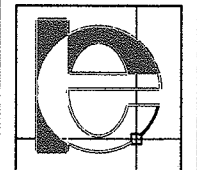
EXISTING CMU PILASTER

RECEIVED
DEC 22 2010

SCANNED

FLOOR PLAN

SCALE: 1/4" = 1'-0"



ARCHITECTURAL SERVICES

4045 S. BUFFALO DRIVE #271
LAS VEGAS, NV 89147
702.388.2959

1718 S. EASTERN AVE.,
LAS VEGAS, NV
89104

The contractor shall verify and verify all dimensions and report all errors and omissions to this office prior to commencing work. Drawings are not to be used.

20101201
project number
12/06/10
date
ROE
drawn
ROE
project manager

PROPOSE FLOOR PLAN

A2.00

**VAR-40389
REVISED**



4045 S. BUFFALO DRIVE #271
LAS VEGAS, NV 89147
702/368-2968

1718 S. EASTERN AVE.,
LAS VEGAS, NV
89148

the contractor shall check and verify all dimensions and report all errors and omissions to this office prior to commencing work - these drawings are not to be scaled.

number	date	description
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20101201

project number

12/06/10

date

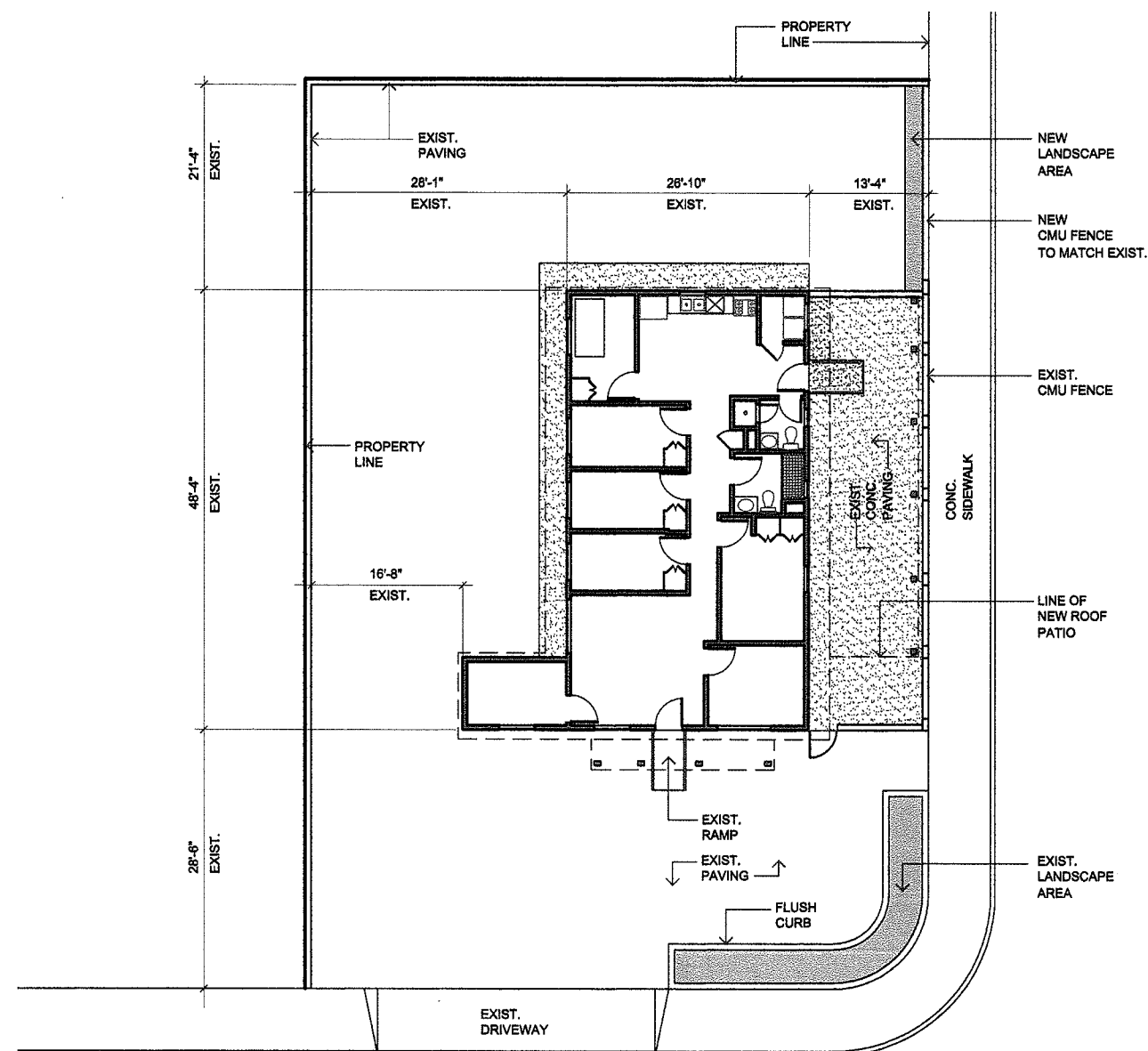
ROE

drawn
not

ROE
project manager

SITE PLAN

A1.00



NOTE:

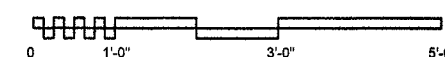
1. NO ALTERATION ON BUILDING FOOTPRINT.
2. NEW LAYOUT OF PARKING STALLS.
3. LANDSCAPE AREA TO REMAIN AS IS.
4. DAMAGE PAVING TO BE PATCH AND REPAIRED.
5. PATIO ROOF TO BE ADDED AT EAST SIDE OF BUILDING.
6. REFER TO FLOOR PLAN FOR ROOM NAMES.

SCANNED

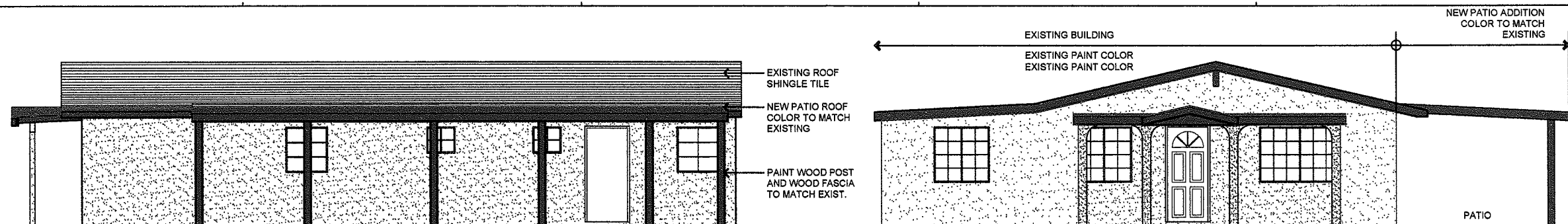
RECEIVED
DEC 07 2010

SITE PLAN

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



GPA-40387
ZON-40388
VAR-40389

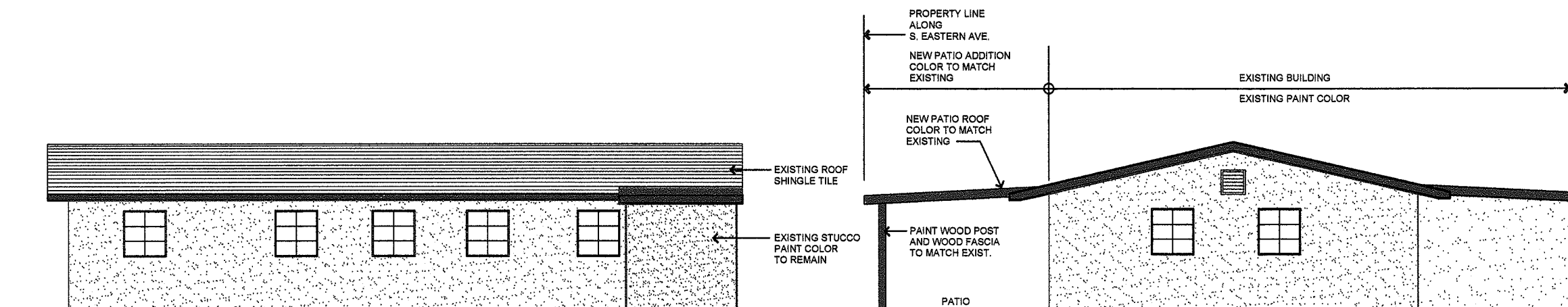


EAST ELEVATION

SCALE: 1/4" = 1'-0"

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"

NORTH ELEVATION

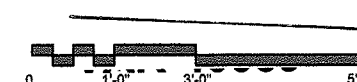
SCALE: 1/4" = 1'-0"

SCANNED

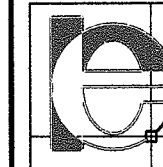
NOTE:

1. EXTERIOR OF BUILDING TO BE PAINTED TO MATCH EXISTING COLOR.
2. ALL SURFACES TO BE FIX AND PREPARED OR REPLACED AS REQUIRED PRIOR TO PAINTING.
3. NEW PATIO ROOF TO MATCH EXISTING. WOOD FASCIA AND POST TO BE PAINTED TO MATCH EXISTING.

RECEIVED
DEC 07 2010



GPA-40387
ZON-40388
VAR-40389
01/25/11 PC



ARCHITECTURAL
SERVICES

4045 S. BUFFALO DRIVE #271
LAS VEGAS, NV 89147
702/368-2968

1718 S. EASTERN AVE.,
LAS VEGAS, NV
89104

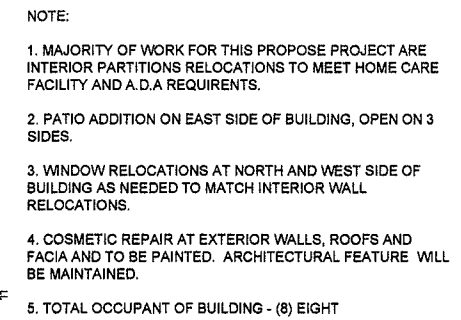
the contractor shall check and verify all dimensions and
report all errors and omissions to this office prior to
commencing work. These drawings are not to be scaled.

number date description

20101201
project number
12/06/10
date
ROE
drawn
ROE
project manager

EXTERIOR
ELEVATIONS

A3.00



— EXISTING CMU
PILASTER

RECEIVED
DEC 22 2010



NORTH

REVISED



the contractor shall check and verify all dimensions and report all errors and omissions to this office prior to commencing work - these drawings are not to be scaled.

number	date	description
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20101201
project number

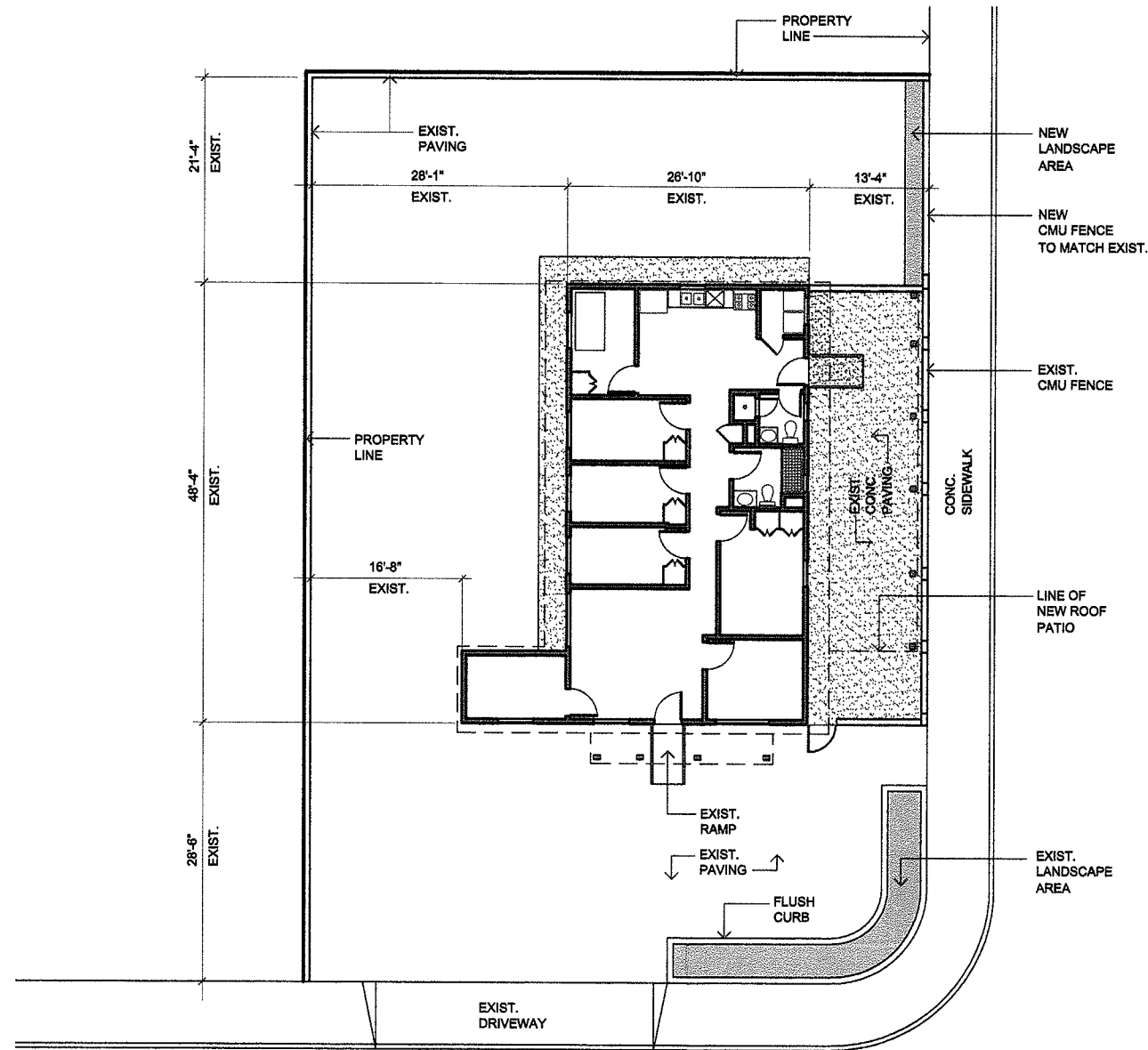
12/08/10
date

ROE
drawn

ROE
project manager

PROPOSE FLOOR PLAN

A2.00



NOTE:

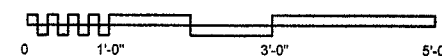
1. NO ALTERATION ON BUILDING FOOTPRINT.
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6. REFER TO FLOOR PLAN FOR ROOM NAMES.

S. EASTERN AVENUE

HASSETT AVENUE

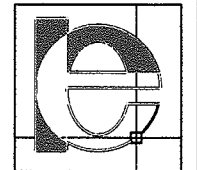
SITE PLAN

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



RECEIVED
DEC 07 2010

VAR-40389



ARCHITECTURAL
SERVICES

4045 S. BUFFALO DRIVE #271
LAS VEGAS, NV 89147
702/366-2365

1718 S. EASTERN AVE.,
LAS VEGAS, NV
89148

The contractor shall check and verify all dimensions and
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number	date	description
20101201	12/06/10	ROE
		drawn
		ROE
		project manager

20101201
project number

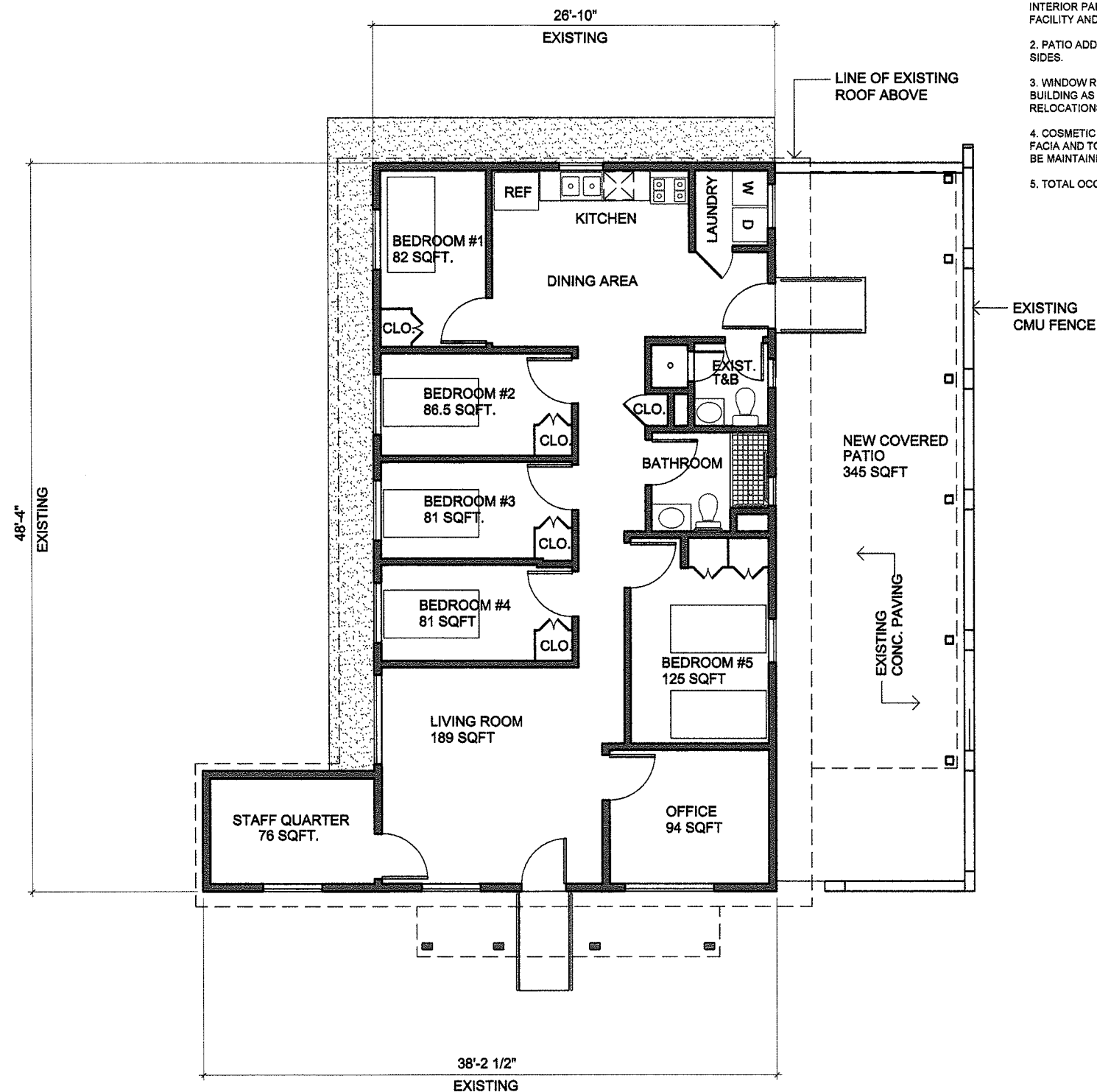
12/06/10
date

ROE
drawn

ROE
project manager

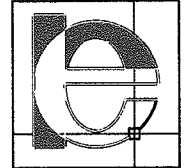
SITE PLAN

A1.00



NOTE:

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ARCHITECTURAL SERVICES

4045 S. BUFFALO DRIVE #271
LAS VEGAS, NV 89147
702/368-2968

1718 S. EASTERN AVE.,
LAS VEGAS, NV
89104

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number	date	description

20101201
project number

12/06/10
date

ROE
drawn

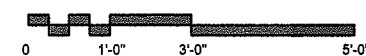
ROE
project manager

PROPOSE
FLOOR PLAN

A2.00

FLOOR PLAN

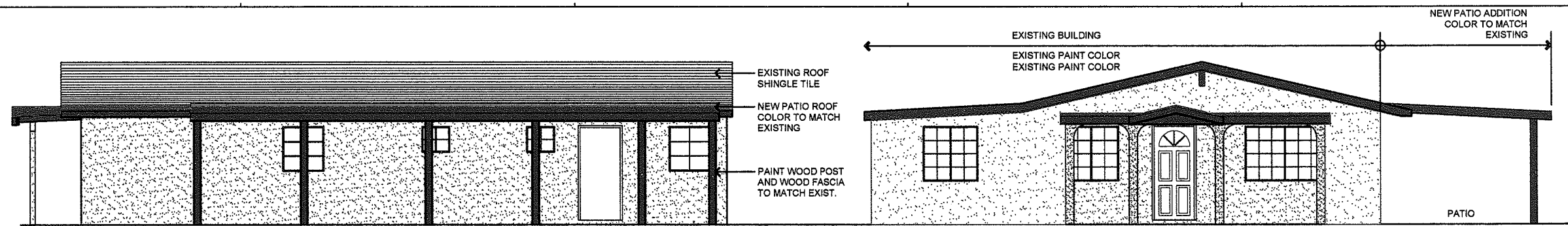
SCALE: 1/4" = 1'-0"



RECEIVED
DEC 07 2010



VAR-40389

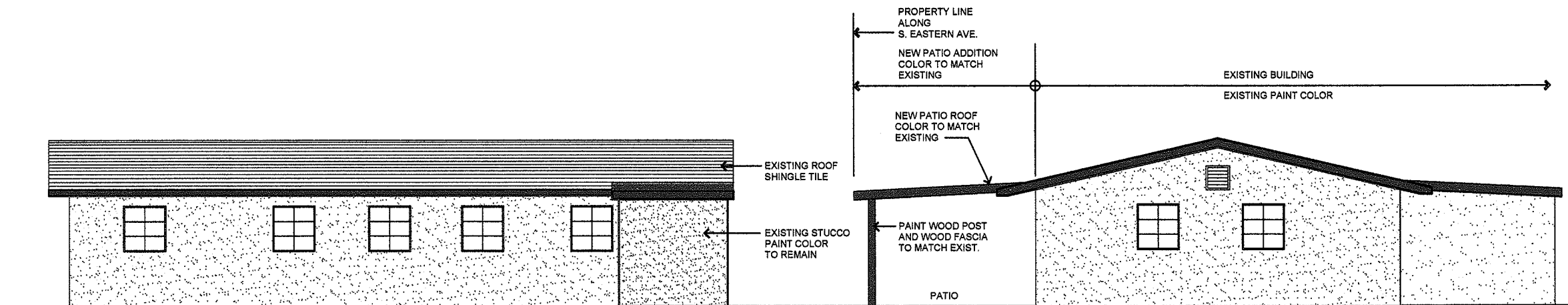


EAST ELEVATION

SCALE: 1/4" = 1'-0"

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

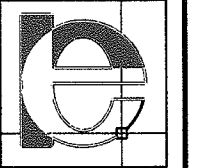
SCALE: 1/4" = 1'-0"

NORTH ELEVATION

SCALE: 1/4" = 1'-0"

NOTE:

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ARCHITECTURAL
SERVICES

4045 S. BUFFALO DRIVE #271
LAS VEGAS, NV 89147
702/368-2068

1718 S. EASTERN AVE.,
LAS VEGAS, NV
89104

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number date description

20101201
project number

12/06/10
date

ROE
drawn

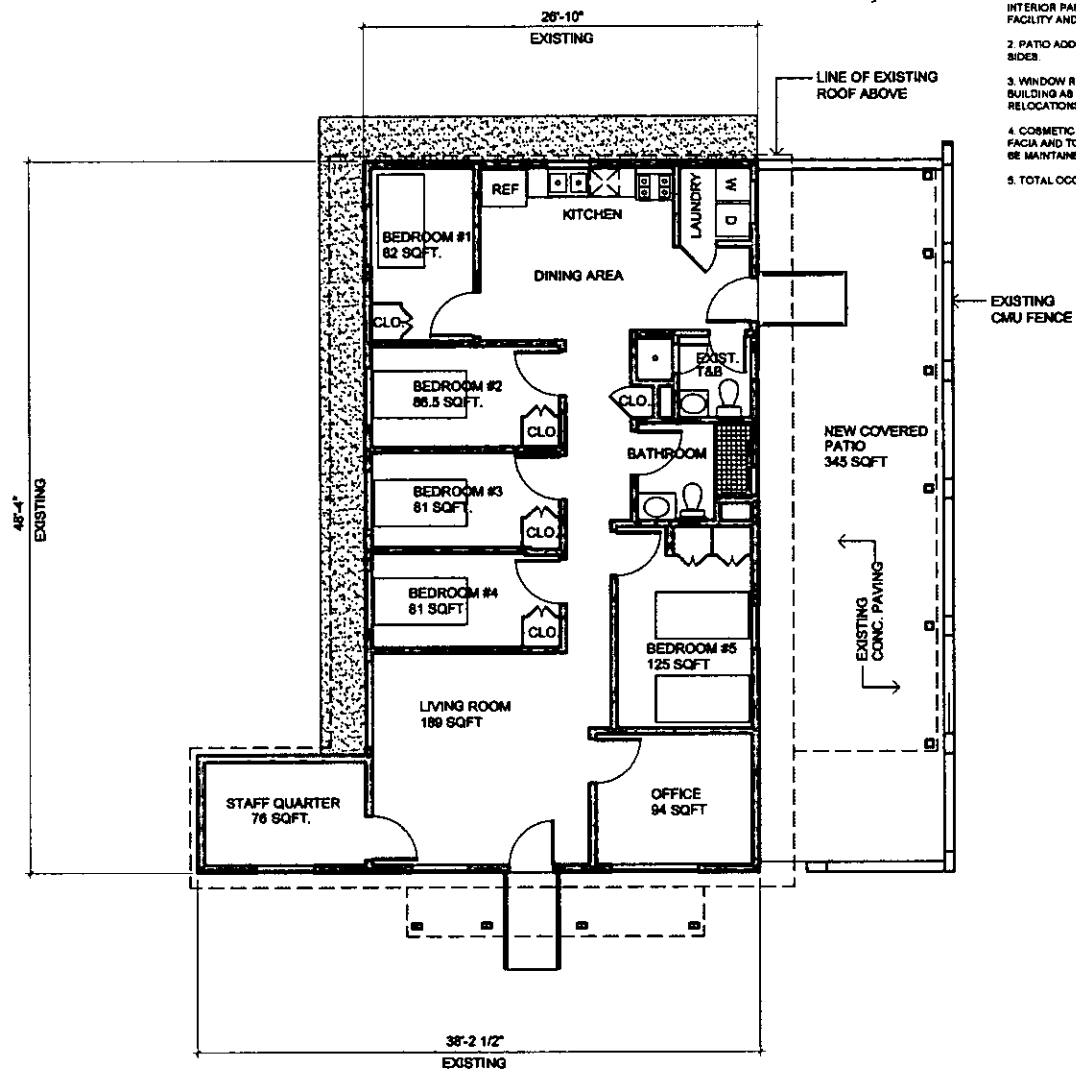
ROE
project manager

EXTERIOR
ELEVATIONS

A3.00

RECEIVED
1'-0" 3'-0" 5'-0"
DEC 07 2010
VAR-40389





NOTE:

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FLOOR PLAN

SCALE: 1/4" = 1'-0"



GPA-40387
ZON-40388
VAR-40389

DEC 07 2010



ARCHITECTURAL SERVICES

4646 S. BUFFALO DRIVE #271
LAS VEGAS, NV 89147
702/366-3888

1718 S. EASTERN AVE.,
LAS VEGAS, NV
89104

20101201

12/09/10

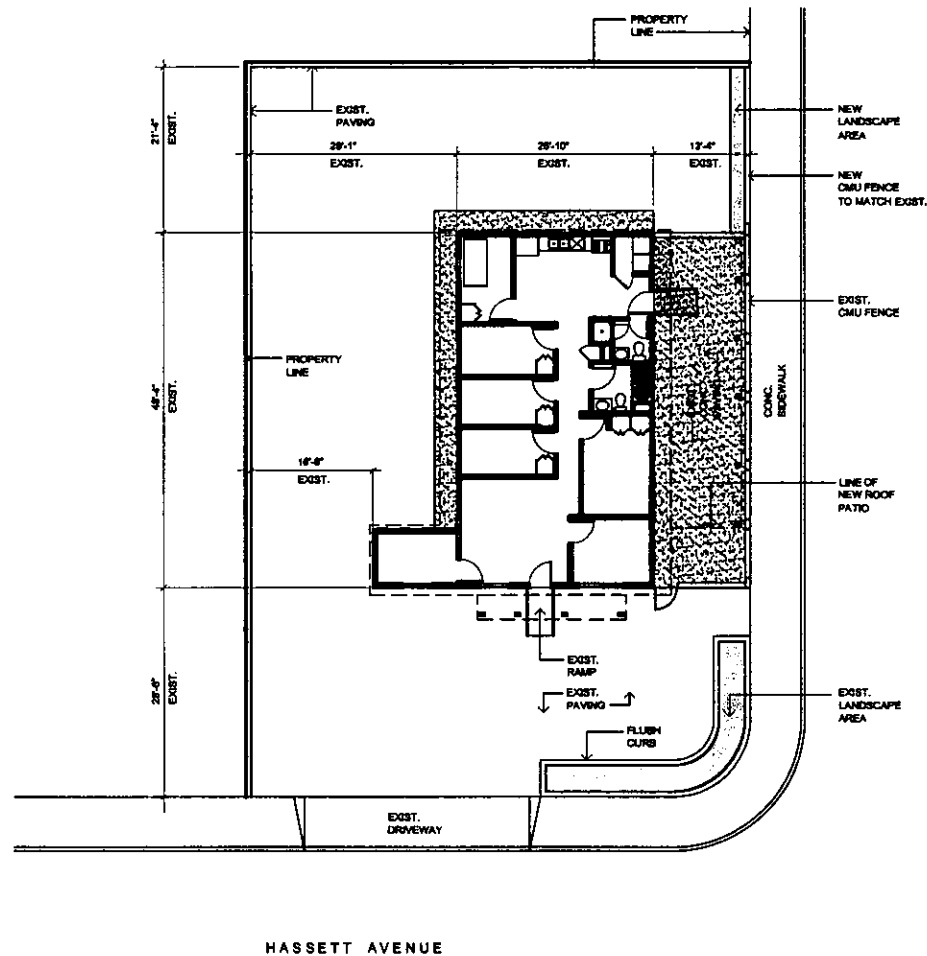
ROE

ROE

PROPOSE

FLOOR PLAN

A2.00



- NOTE:
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 6. REFER TO FLOOR PLAN FOR ROOM NAMES.

S. EASTERN AVENUE

RECEIVED
DEC 07 2010

SITE PLAN

SCALE: 1/8" = 1'-0"
0 1'-0" 3'-0"



GPA-40387
ZON-40388
VAR-40389



1718 S. EASTERN AVE.,
LAS VEGAS, NV
89148

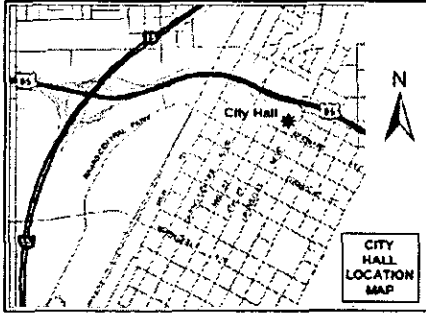
20101201
project number
1202810
DATE
RCE
RCE
project number

SITE PLAN

A1.00

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.

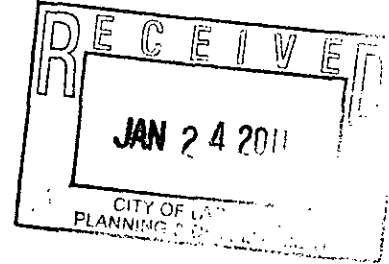
VAR-40389

Planning Commission Meeting of 1/25/2011

16 KRDFNP1 89119



PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



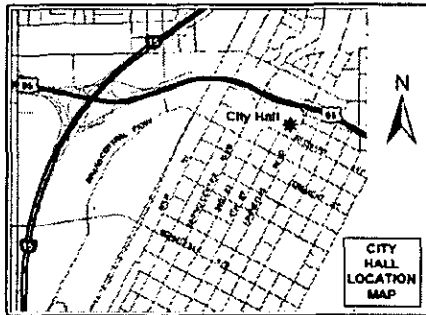
16202616064
CHICKEN & ROOSTER L L C
5473 S EASTERN
LAS VEGAS NV 89119-2316

Case: VAR-40389

30
A

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.

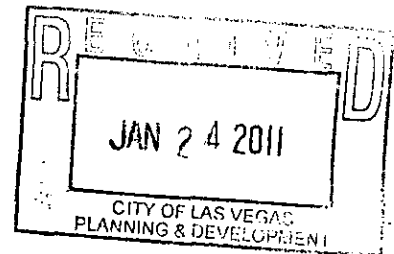
VAR-40389

Planning Commission Meeting of 1/25/2011

16 KRDFNP1 89119



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U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



16202616062
CHICKEN & ROOSTER L L C
5473 S EASTERN AVE
LAS VEGAS NV 89119-2316

Case: VAR-40389

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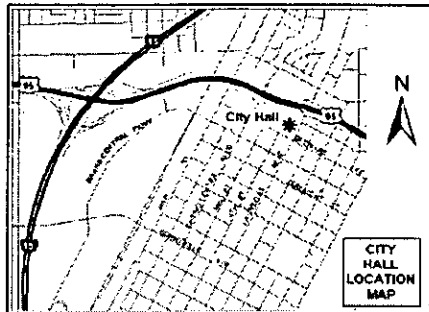
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

LAS VEGAS, NV 89101

2011 JAN 24 10:00 AM



Return Service Requested
Official Notice of Public Hearing



RECEIVED

JAN 24 2011

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-40389

Planning Commission Meeting of 1/25/2011

*City of Las Vegas
Planning & Development
Department
City of Las Vegas
731 S. Fourth St
Las Vegas Nevada
89101-2986*

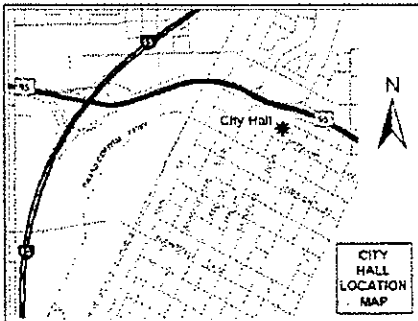
27 REFUND 03104

|||||

30A

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



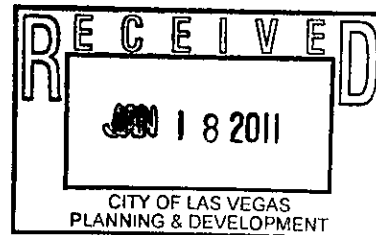
I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-40389

Planning Commission Meeting of 1/25/2011

FRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1639



Case: VAR-40389
16201310137
MEJIA-CORRALES LORENA & LUCIO A
1700 ARDMORE ST
LAS VEGAS NV 89104-3927

27 KRDFNP1 89104



Z00/T002

01/18/2011 TUE 9:42 FAX

30
A



February 17, 2011

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

Ms. Gilda R. Versales
39478 Zacate Avenue
Fremont, California 94539

RE: VAR-40389 – VARIANCE RELATED TO GPA-40387 AND ZON-40388
CITY COUNCIL MEETING OF FEBRUARY 16, 2011

Dear Ms. Versales:

The City Council at a regular meeting held February 16, 2011, DENIED the request for a Variance TO ALLOW A ZERO-FOOT CORNER SIDE YARD SETBACK WHERE FIFTEEN FEET IS REQUIRED FOR A PROPOSED PATIO COVER on 0.16 acres at 1718 South Eastern Avenue (APN 162-02-713-039), P-R (Professional Office and Parking) Zone [PROPOSED: R-1 (Single Family Residential)]. The Notice of Final Action was filed with the Las Vegas City Clerk on February 17, 2011.

Sincerely,

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

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

cc: Mr. Raul Versales
1418 South 3rd Street
Las Vegas, Nevada 89104

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



January 26, 2011

Ms. Gilda R. Versales
39478 Zacate Avenue
Fremont, California 94539

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

**RE: VAR-40389 - VARIANCE RELATED TO GPA-40387 AND ZON-40388
PLANNING COMMISSION MEETING OF JANUARY 25, 2011**

Dear Ms. Versales:

Your request for a Variance TO ALLOW A ZERO-FOOT CORNER SIDE YARD SETBACK WHERE FIFTEEN FEET IS REQUIRED FOR A PROPOSED PATIO COVER on 0.16 acres at 1718 South Eastern Avenue (APN 162-02-713-039), P-R (Professional Office and Parking) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 3 (Reese), was considered by the Planning Commission on January 25, 2011.

The Planning Commission voted to recommend **DENIAL** of your request as there are no unique or extraordinary circumstances to warrant a deviation from the Code.

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. Raul Versales
1418 South 3rd Street
Las Vegas, Nevada 89104

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



January 13, 2011

Ms. Gilda R. Versales
39478 Zacate Avenue
Fremont, California 94539

**RE: VAR-40389 - VARIANCE RELATED TO GPA-40387 AND ZON-40388
PLANNING COMMISSION MEETING OF JANUARY 25, 2011**

Dear Ms. Versales:

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. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

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

Sincerely,

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

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Raul Versales
1418 South 3rd Street
Las Vegas, Nevada 89104

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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09



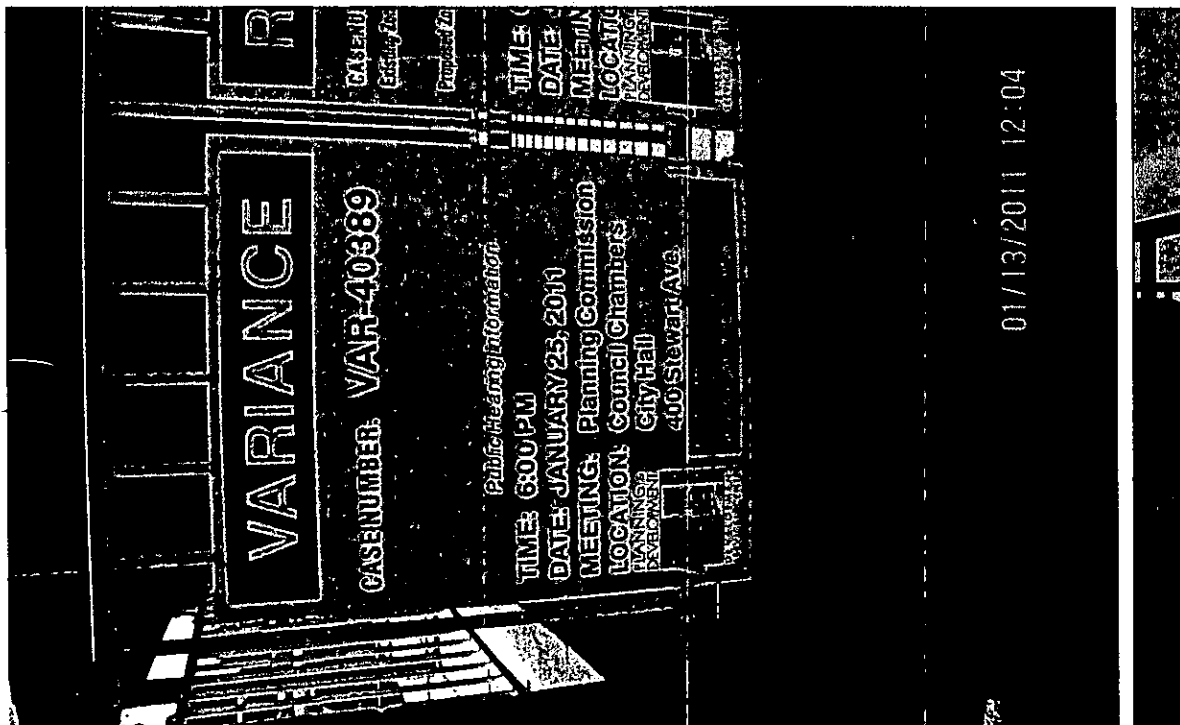
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-40389

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

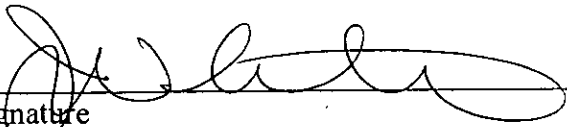
1-13-11
Date

This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4th 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

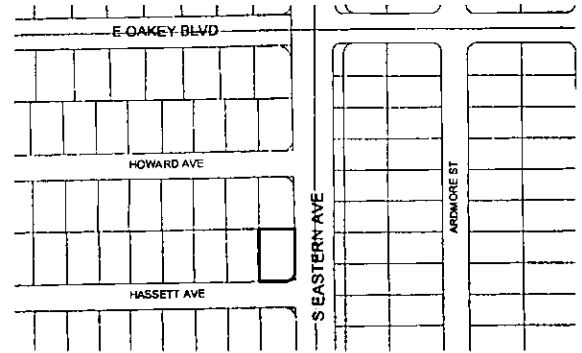
1-13-11
Date

This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4th 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-40389 - VARIANCE RELATED TO GPA-40387 AND ZON-40388 - PUBLIC HEARING - APPLICANT/OWNER: GILDA R. VESALES - Request for a Variance TO ALLOW A ZERO-FOOT CORNER SIDE YARD SETBACK WHERE FIFTEEN FEET IS REQUIRED FOR A PROPOSED PATIO COVER on 0.16 acres at 1718 South Eastern Avenue (APN 162-02-713-039), P-R (Professional Office and Parking) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 3 (Reese).

Application Location



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

Public Hearing Information

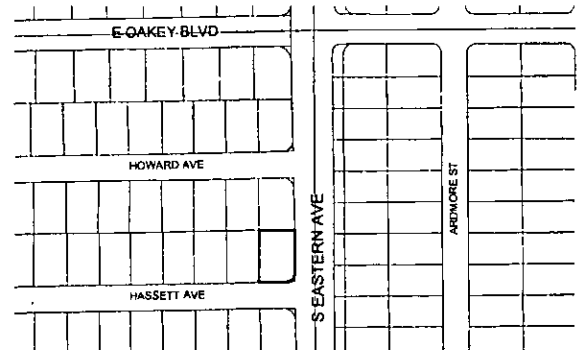
Meeting: Planning Commission
Date: January 25, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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 Information

VAR-40389 - VARIANCE RELATED TO GPA-40387 AND ZON-40388 - PUBLIC HEARING - APPLICANT/OWNER: GILDA R. VESALES - Request for a Variance TO ALLOW A ZERO-FOOT CORNER SIDE YARD SETBACK WHERE FIFTEEN FEET IS REQUIRED FOR A PROPOSED PATIO COVER on 0.16 acres at 1718 South Eastern Avenue (APN 162-02-713-039), P-R (Professional Office and Parking) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 3 (Reese).

Application Location



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

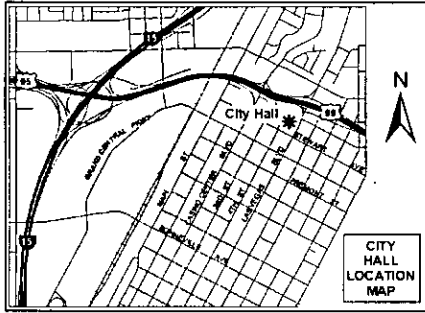
Public Hearing Information

Meeting: Planning Commission
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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

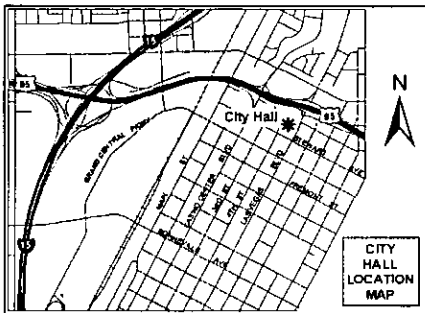
Please use available blank space on card for your comments.

VAR-40389

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



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-40389

Planning Commission Meeting of 1/25/2011

Development Notification

PC Meeting: January 25, 2011.

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

VAR-40389

Charlestonwood Apartments

Church-Noblitt NA

Crestwood NA

Desert Rose Apartments

Downtown Business Operators Council

Emie Cragin Terrace

Francisco Park NA

Hillside Heights NA

Huntridge Park NA

Juan Garcia Gardens Apartments

Marycrest Manor HOA

Maverick - Hidden Village Apartments

Mayfair NA

Oaktree Apartments

Oasis Ridge Apartments

Palm Terrace Apartments

Showboat NA

Southridge NA

Stewart Town HOA

Summer Place Apartments

Sunrise Apartments

West Huntridge NA

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works, *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekki, Survey (FM, PM, & A's only)
Date: January 3, 2011
Re: **VAR-40389** Gilda R. Versales 1718 S. Eastern Ave.
Request for a Variance to allow a zero-foot corner side yard setback

Conditions:

1. Remove the existing driveway on Eastern Avenue and replace with new curb, gutter, and sidewalk meeting Current City Standards.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

**GPA-40387
ZON-40388
VAR-40389**

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	RICK SCHRODER	DSC

ROUTED ELECTRONICALLY

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

GPA-40387 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: GILDA R. VERSALES - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: O (OFFICE) TO: L (LOW DENSITY RESIDENTIAL) on 0.16 acres at 1718 South Eastern Avenue (APN 162-02-713-039), Ward 3 (Reese).

ZON-40388 - REZONING RELATED TO GPA-40387 - PUBLIC HEARING - APPLICANT/OWNER: GILDA R. VERSALES - Request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 0.16 acres at 1718 South Eastern Avenue (APN 162-02-713-039), Ward 3 (Reese).

VAR-40389 - VARIANCE RELATED TO GPA-40387 AND ZON-40388 - PUBLIC HEARING - APPLICANT/OWNER: GILDA R. VERSALES - Request for a Variance TO ALLOW A ZERO-FOOT CORNER SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR A PATIO COVER on 0.16 acres at 1718 South Eastern Avenue (APN 162-02-713-039), P-R (Professional Office and Parking) Zone [PROPOSED: R-1 (Single Family Residential) Zone], Ward 3 (Reese).

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:

Romeo 1/25/11 PC

Report Date 12/08/2010 08:02 AM

Submitted By

Page 1

A/P # 40389 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/07/2010 11:33	984224	Temp COO		
Approved			COO issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	☒ Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

VAR-40389 - VARIANCE RELATED TO GPA-40387 AND ZON-40388 - PUBLIC HEARING - APPLICANT/OWNER: GILDA R. VERSALES - Request for a Variance TO ALLOW A ZERO-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PATIO COVER on 0.16 acre at 1718 South Eastern Avenue (APN 162-02-713-039), P-R (Professional Office and Parking) Zone [PROPOSED: R-1 (Single Family Residential) Zone], Ward 3 (Reese).

Parent A/P #

Project #	40389	Project/Phase Name	MV EASTERN COMM. RESIDENCE	Phase #	
Size/Area	0.16 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 16202713039

Location

Owner/Tenant

Contact ID	AC1838165	Name	GILDA R VERSALES	Organization	
Mailing Address	39478 ZACATE AVENUE			State/Province	CA
City	FREMONT			Country	
ZIP/PC	94539			Evening Phone	
Day Phone	(510)396-9621 x			Mobile #	
Fax	(510)792-5359				

☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

1718 S EASTERN AVE
LAS VEGAS, 89104-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16202713039

Report Date 12/08/2010 08:02 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1838165 ☐ Foreign
Effective Expire
Name GILDA R VERSALES
Day Phone (510)396-9621 x Eve Phone Organization
Pager PIN # Position
Fax (510)792-5359 Mobile Profession
E-Mail
Address 39478 ZACATE AVENUE
FREMONT, CA 94539
Seasonal Addr
Valid From To
Comments No Comments

Primary Y Capacity OTHER Other REP Contact ID AC1838168 ☐ Foreign
Effective Expire
Name RAUL R. VERSALES
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 3821 TOPAZ STREET
LAS VEGAS, NV 89121
Seasonal Addr
Valid From To
Comments No Comments

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
421761 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
421759 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
421770 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
421763 FLOOD #1 (FLOOD CONTROL)	Incomplete
421762 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
421760 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
421769 ROW #1 (RIGHT-OF-WAY)	Incomplete
421764 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
421768 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
421766 SURVEY #1 (SURVEY)	Incomplete
421767 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
421765 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)	
(ASSIGN CASE TO A PLANNER)	
(AT-COMPLETE DRT PROCESS)	

Report Date 12/08/2010 08:02 AM

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 POST DT)
(SIGNPRO-SIGN POSTED DATE)
(STAFF RECOMMENDATION)

Check Licenses
Check Children Status
Check Open Cases

Not Checked
Children Successful
0

Fees

Status

Paid Date

Amount

NOTIFICATION & ADVERTISING FEE	P	12/07/2010 11:48	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	12/07/2010 11:48	30.00
PROCESSING FEE	P	12/07/2010 11:48	300.00

Total Unpaid 0.00 Total Paid 830.00

Inspections

There are no inspections for this Report

Review Activities
Review #
Comments

Review Type

#

Status

Waived

Issued

Started

Completed

Comp By

421759	DEVCO	1	Incomplete	☐	12/08/2010 08:00			
421760	NEIGH P&S	1	Incomplete	☐	12/08/2010 08:00			
421761	B&S PLAN	1	Incomplete	☐	12/08/2010 08:00			
421762	LAND DEV	1	Incomplete	☐	12/08/2010 08:00			
421763	FLOOD	1	Incomplete	☐	12/08/2010 08:00			
421764	SEWER	1	Incomplete	☐	12/08/2010 08:00			
421765	TRAFFIC	1	Incomplete	☐	12/08/2010 08:00			
421766	SURVEY	1	Incomplete	☐	12/08/2010 08:00			
421767	TEFO	1	Incomplete	☐	12/08/2010 08:00			
421768	SID	1	Incomplete	☐	12/08/2010 08:00			
421769	ROW	1	Incomplete	☐	12/08/2010 08:00			
421770	FIRE ENG	1	Incomplete	☐	12/08/2010 08:00			

Activity/Review Details

Detail SUBMITTAL CHECKLIST (VAR)
Comments

Modified By GKAPOVICH

Modified Date/Time 12/07/2010 11:32

No Comments

Report Date 12/08/2010 08:02 AM

Submitted By

Page 4

SUBMITTAL CHECKLIST

Indicate if item is being submitted

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

Y Business Licensing Requirements Met

Y Business License Exempt

Check Conditions Condition Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
Z-LEGAL N				984224	12/07/2010 11:33	

Project #	A/P Type	Status	Stage	Relation
No children exist for this project				

Planning Condition	Description	Effective	Expire	Comments
There is no planning condition for this project.				

VARIANCE

N Parent Project link required?

Y Will this go to the City Council?

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
01/25/2011 GKAPOVICH	PC 12/07/2010	SCHEDULED		0	0	0

Report Date 12/08/2010 08:02 AM

Submitted By

Page 5

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

Template Type/AP #	AP Type	Status	Stage
--------------------	---------	--------	-------

No children exist for this project

Employee ID	Last	First	MI	Comments
-------------	------	-------	----	----------

No Employee Entries

Log Action	Description	Entered By	Start	Stop	Hours
Comments					

PAYMNT	CO NAME WHO PICKED UP CONTACT#	890381	12/07/2010 11:52		0.00
RAUL VERSALES; OWNER; PAID \$2500 CASHIERS CHECK #003609946 AND \$1530 CASH FOR PROJECTS 40387, 40388, AND 40389; 702-722-2896;					

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance
 Project Address (Location) 1718 So. Eastern Avenue
 Project Name MV EASTERN COMM. RESIDENCE Proposed Use COMMUNITY RESIDENCE
 Assessor's Parcel #(s) 162-02-713-039 Ward # _____
 General Plan: existing ○ proposed LOW DENSITY RESIDENCE zoning: existing PK proposed R-1
 Commercial Square Footage 6,970 Floor Area Ratio 1.296
 Gross Acres 0.16 Lots/Units _____ Density _____
 Additional Information _____

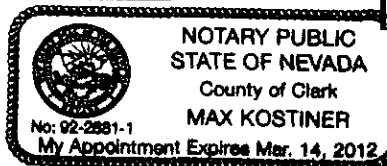
PROPERTY OWNER GILDA R. VERSALES Contact _____
 Address 39478 ZACATE AVE. Phone: _____ Fax: _____
 City FREMONT State CA Zip 94539
 E-mail Address md.gilda@yahoo.com

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

REPRESENTATIVE RAUL R. VERSALES Contact _____
 Address 3821 TBPAL ST. Phone: _____ Fax: _____
 City LAS VEGAS State ND Zip 89121
 E-mail Address _____

Property Owner Signature* Gilda R. Versales
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name GILDA R. VERSALES
 Subscribed and sworn before me
 This 6 day of December, 20 10
Max Kostiner

Notary Public in and for said County and State
CLARK County
Nevada
 Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>VAR - 40389</u>
Meeting Date:	<u>1/25/11 PL</u>
Total Fee	<u>\$830.00</u>
Date Received:	<u>12/7/10</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 standards of the Zoning Ordinance.



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-40389** APN: 162-02-713-039

Name of Property Owner: GILDA R. VERSALES

Name of Applicant: GILDA R. VERSALES

Name of Representative: _____

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

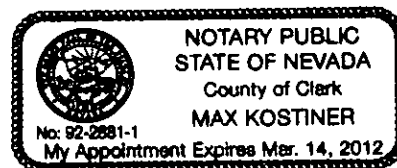
Signature of Property Owner: Gilda R. Versales

Print Name: GILDA R. VERSALES

Subscribed and sworn before me

This 6 day of December, 20 10

Max Kostiner
Notary Public in and for said County and State
Clark County
Nevada



RECEIVED
DEC 07 2010

December 6, 2010

Planning & Development
713 So. 4th Street
Las Vegas, NV 89101

RE: 1718 So. Eastern Avenue , Las Vegas, NV 89104
Justification Letter

ISSUE: I would like to use the current office building as a community residence. The building has been vacant since 2008. Because of the current economy, the city continues to have an oversupply of vacant office buildings. I'm aware of the need for quality community residence for certain specific need clients. I have experience in this type of business and I believe I can generate employment and income for the city than having an unoccupied office building.

INFORMATION: No. of residents = 6 to 10
No. of employees = 5 to 10 ((full time/part time)
Any existing similar uses owned or operated by the applicant and the location = One 10-bed residential care home at 3821 Topaz St., Las Vegas, NV 89121
Any required state licenses specific to the use requested = Yes

SUSTAINABILITY:

Will this project participate in the City of Las Vegas Green Building Program? NO
Will this project be constructed to LEED or other equivalent standards? NO
Will this project utilize alternative energy sources or water savings measures? YES
Will change to tankless water heater.
Is there connectivity to adjacent parcels? NO
Will the proposed project qualify as a walkable community (for Residential and Mixed Use projects only)? NO
Is the project using any means of sustainable construction? NO
Will this project meet the intent of the Urban Forestry Initiative? NO
Will the project provide any bicycle parking? NO
Will the project provide any electric vehicle recharging stations? NO

FINDINGS :

ZONING: Existing : P-R Proposed: R-1

To have a community residence I have to apply to rezone the property to R-1. The proposed plan will maintain a residential character which is still in compliance with the general plan. The properties at the side and rear of the proposed property are occupied single family homes.

VARIANCE: The property has an existing uncovered patio facing Eastern Avenue. It is about 3 feet high from the sidewalk level. There's a plan to put patio cover and to be able

GPA-40387
ZON-40388
VAR-40389

RECEIVED
DEC 07 2010

to do this we're requesting a 0 setback to make the patio with the cover aesthetically appealing to the commuters and surrounding homes and offices. The covered patio is intended for the clients' safety, to have a place to hang out, have simple table activities, be outdoors if they want to and be protected from the possible harsh weather. The proposed patio with cover will not be an eye sore because it blends with the surrounding buildings and the patio has been part of the building since 1954. The patio cover will not exceed 12 feet high.

We also have a monument sign in front of the building which is not allowed in residential zoning. We will remove this free standing sign prior to the approval of this application.

GENERAL PLAN: Existing : Office Proposed : Low Density Residence
The request to change the use of the building from Office to Low Density Residence still complies with the land use in the city's General Plan. The traffic in the area which is mild will be maintained. The community residence will meet the housing needs of specific clients we will serve, ones who need special care. Using the building will avoid what has been noted around the area of vacant buildings full of graffiti and vandalized.

I hope for the consideration of the application/petition on the above property.

Silda P. Versales

RECEIVED
JAN 03 2011

GPA-40387 ZON-40388
VAR-40389 REVISED

20031103
03717

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER

RECORDED AT THE REQUEST OF:

LAND TITLE OF NEVADA

11-03-2003 14:23 PIK

OFFICIAL RECORDS

BOOK/INSTR: 20031103-03717

PAGE COUNT: 4

FEE: 42.00
RPTT: 714.00

NON-COMPLIANCE CHARGE INC: 25.00

14
APN# 162-02-713-039

Recording Requested by and Return to:

Name LAND TITLE

Address 720 S. 7th ST.

City/State/Zip LV. NV. 89101

GRANT BARGAIN SALE DEED
(Title on Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2
(Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.

RECEIVED
DEC 07 2010

20031103
03717

APN: 162-02-713-039

Affix R.P.T.T. ~~Amount~~ 714.00

Escrow No. 00251258KMM

WHEN RECORDED MAIL AND SEND TAX

STATEMENTS TO:

Gilda Raquel Versales

39478 Zacate, Fremont, CA 94539

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That: Pablo D. Panlilio, a married man as his sole and separate property, and Concepcion P. Delos Angeles, an unmarried woman, and Edgar M. Feliciano a married man as his sole and separate property in consideration of \$10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Gilda Raquel Versales, a married woman as her Sole and Separate Property all that real property situated in the County of CLARK State of Nevada, bounded and described as follows:

SUBJECT TO:

1. Taxes for the fiscal year, and any and all taxes (including supplemental taxes) and assessments levied or assessed after the recording date of this document.
2. Right of way, reservations, restrictions, easements and conditions of record.
3. First Deed of Trust record concurrently herewith.

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

Witness my/ our hand(s) this _____ day of October 9, 2003

Pablo D. Panlilio

Pablo D. Panlilio

Concepcion P. De Los Angeles

Edgar M. Feliciano

STATE OF REPUBLIC OF THE PHILIPPINES } S.S.
COUNTY OF MAKATI CITY

On October 9, 2003, personally appeared before me, a Notary Public, Pablo D. Panlilio, Concepcion De los Angeles, Edgar M. Feliciano, personally known (or proven) to me to be the persons whose names are subscribed to the within instrument who acknowledged that they executed the instrument. Affiants exhibiting to me their CTC Nos. 1447460; 14455361; 13574066; at Makati City on March 12, 2003, March 2, 2003, January 27, 2003.

Notary Public in and for said County and State.

DDL NO. 430
PAGE NO. 36
BOOK NO. XXXIII
SERIES OF 2003

Cecilia C. Perez
CECILIA C. PEREZ
NOTARY PUBLIC
UNTIL DECEMBER 31, 2005
PERS 02716 016/03 MAKATI CITY
TDSR74-742-307

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Legal Description

LOT FIFTY SEVEN (57) IN BLOCK EIGHT (8), OF CHARLESTON PARK TRACT NO. 2, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 4 OF PLATS, PAGE 16, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED FEBRUARY 14, 1973 AS DOCUMENT NO. 261266, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 57, BLOCK 8 OF CHARLESTON PARK TRACT 2 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 4 OF PLATS AT PAGE 16, CLARK COUNTY, NEVADA RECORDS; THENCE SOUTH $08^{\circ}58'30''$ WEST, ALONG THE SOUTH LINE OF SAID LOT 57, A DISTANCE OF 19.83 FEET; THENCE FROM A TANGENT WHICH BEARS NORTH $88^{\circ}58'30''$ EAST, CURVING TO THE LEFT WITH A RADIUS OF 20.00 FEET, THROUGH AN ANGLE OF $89^{\circ}31'00''$, AN ARC DISTANCE OF 31.25 FEET TO A POINT IN THE EAST LINE OF SAID LOT 57; THENCE SOUTH $00^{\circ}32'30''$ EAST, ALONG THE EAST LINE OF SAID LOT 57, A DISTANCE OF 19.83 FEET TO THE POINT OF BEGINNING.

SAID LEGAL DESCRIPTION IS THE SAME AS SHOWN IN THE PREVIOUS DEED FROM Wei San Huang and Chen Cheng Huang, husband and wife AS GRANTOR TO Pablo D. Panlilio, a married man, Isagani V. Tolentino, a married man, Edgar M. Feliciano, a married man and Concepcion P. De Los Angeles, an unmarried woman, each as to an undivided 25% interest AS GRANTEE, RECORDED ON February 6, 1991 IN BOOK 910206 AS INSTRUMENT NO. 00276, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

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CERTIFIED COPY, THIS
DOCUMENT IS A TRUE AND
CORRECT COPY OF THE
RECORDED DOCUMENT MINUS
ANY REDACTED PORTIONS

NOV 15 2010

Debbie Conway
RECORDER

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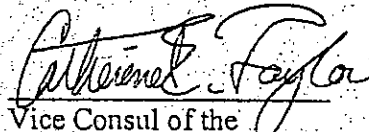
Republic of the Philippines)
City of Manila)
Embassy of the United States of America) ss:

I, **CATHERINE E. TAYLOR**, a Vice Consul of the United States of America at Manila,
Philippines, duly commissioned and qualified, do hereby certify that

****CECILIA O. PEREZ****

whose true signature and official seal are, respectively, subscribed and affixed to the
foregoing (annexed) certificate (document), was on the 9th day of October 2003,
the date thereof, a Notary Public for and within the City of Makati, Metro Manila,
Republic of the Philippines, duly commissioned and qualified, to whose official acts,
faith and credit are due.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the
American Consular Services at Manila, Philippines, this 22nd day of October 2003.


Vice Consul of the
United States of America

/mbc

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