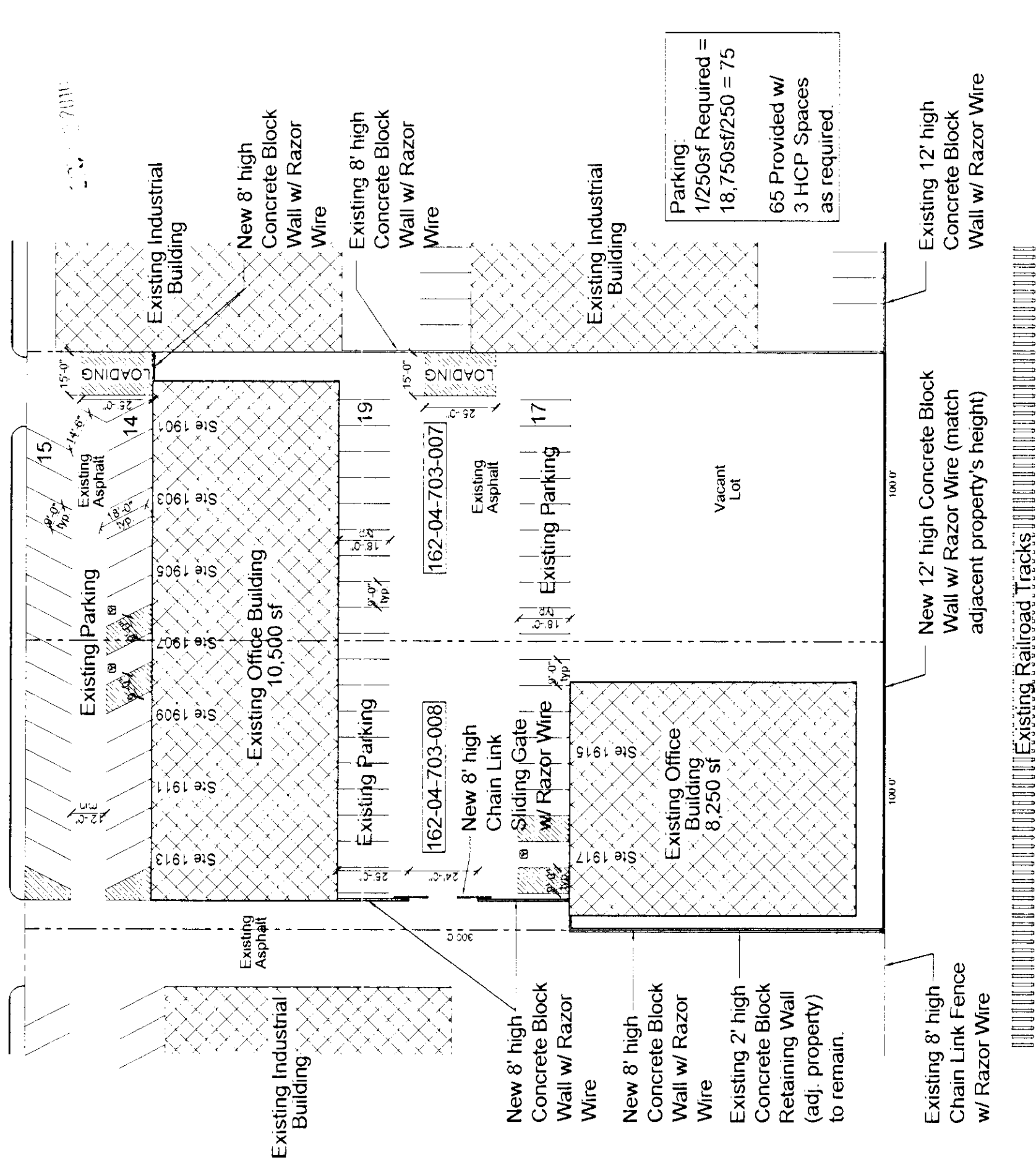


WESTERN AVENUE

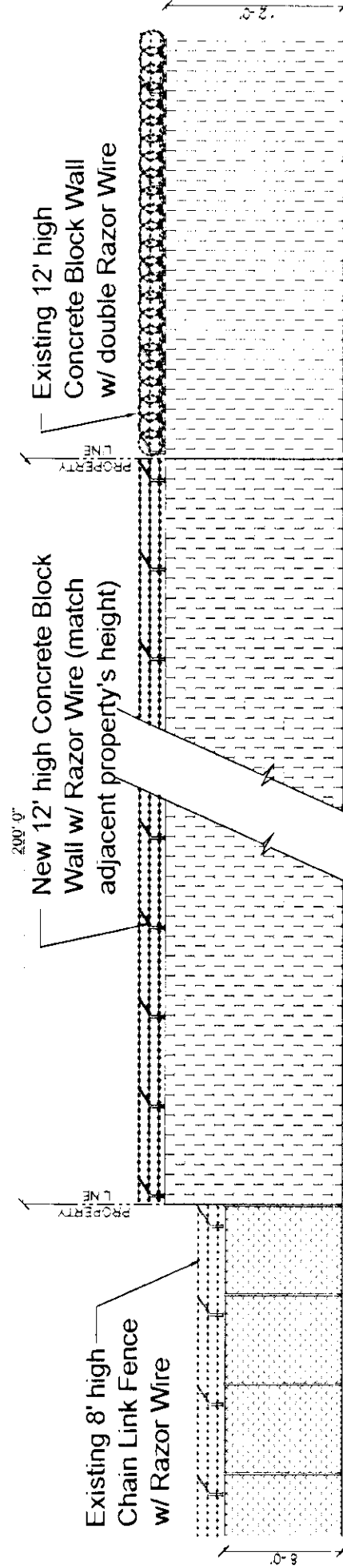


Sahara Western

1901-1917 Western Avenue
Las Vegas, Nevada 89102



NTS.



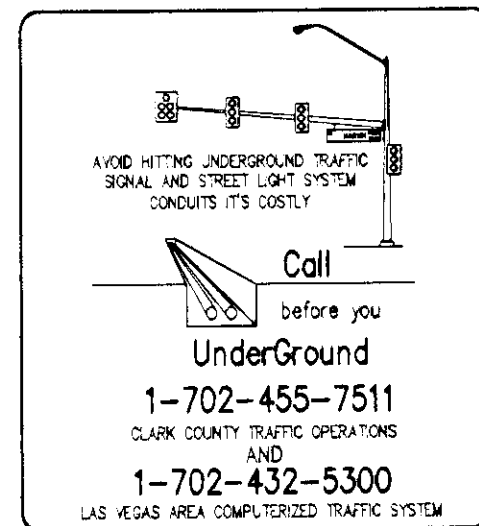
East Wall Elevation

1901-1917 Western Avenue

NTS.

VAR-40419

Z:\projects\2010-10-1004 DWG-10-1004.dwg Date: 11/03/2010 12:16pm

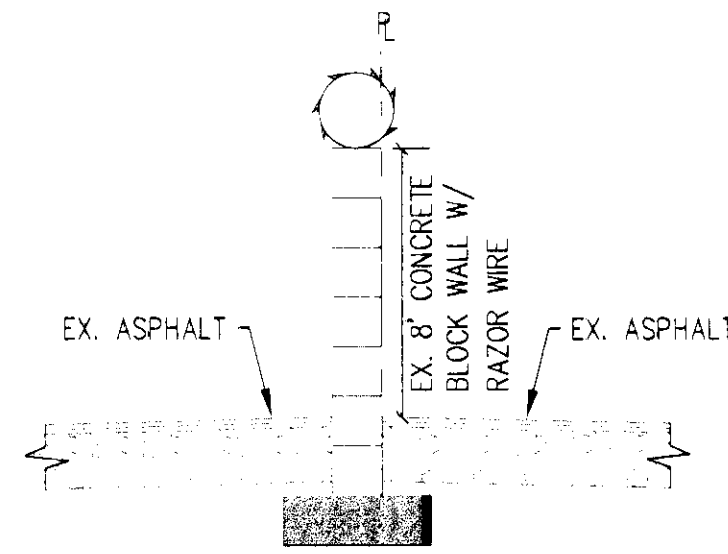


Call before you Dig
1-800-227-2600
Call before you Overhead
1-702-227-2929

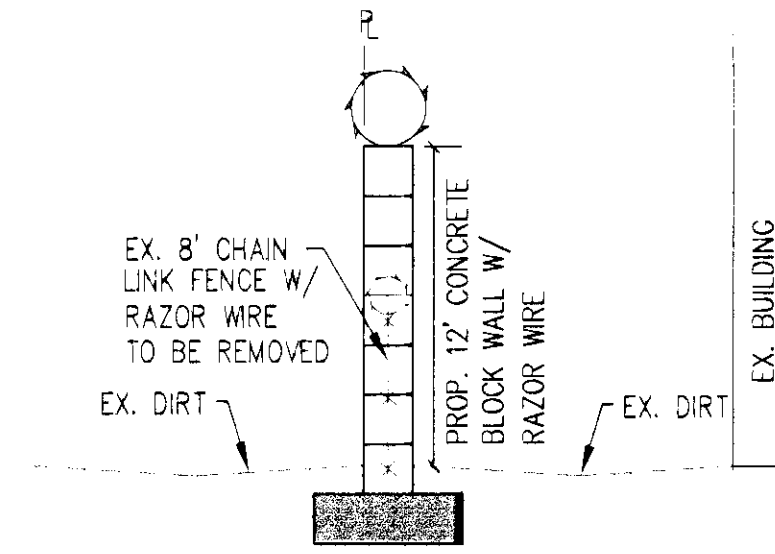
NOTE:

ZONE ENGINEERING INC. ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS & ELEVATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN WHAT IS SHOWN ON THESE DRAWINGS AND WHAT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT, OWNER'S REPRESENTATIVE OR ENGINEER IMMEDIATELY.

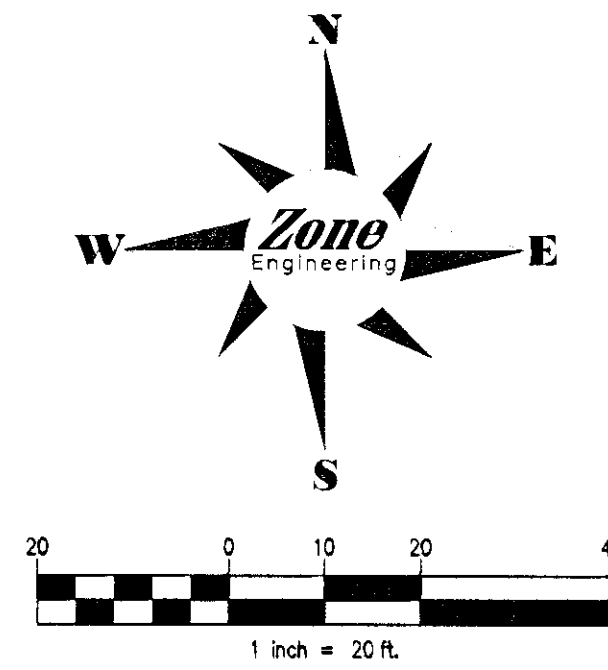
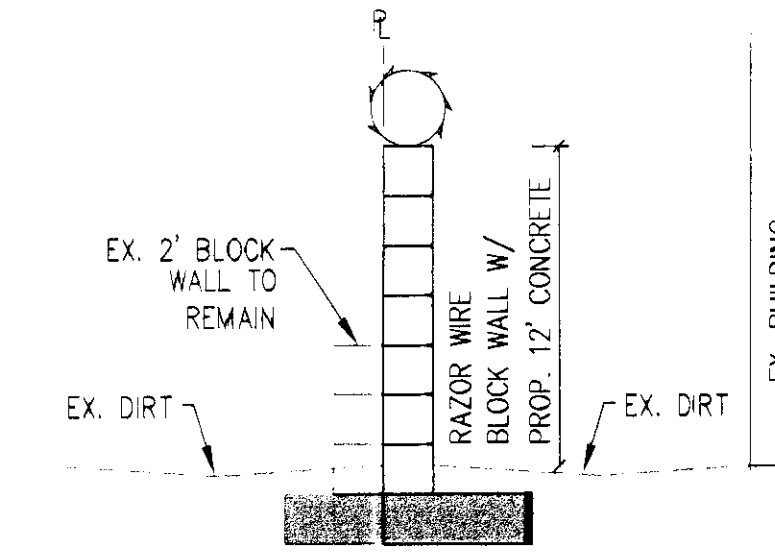
A NORTHEAST SECTION
SCALE: N.T.S.



B SOUTHEAST SECTION
SCALE: N.T.S.



C SOUTHWEST SECTION
SCALE: N.T.S.



CONSTRUCTION NOTES

1. CONSTRUCT 8\"/>

GRADING LEGEND

CENTER LINE & STATION	10+00	FINISHED GRADE	FG
RIGHT-OF-WAY	---	GRADE BREAK	GB
PARCEL LINE	---	FLOW LINE	FL
EXISTING WATER MAIN	---	HIGH POINT	HP
EXISTING GAS MAIN	---	TOP OF CURB	TC
EXISTING SEWER MAIN	---	TOP OF ROLL CURB	TRC
EXISTING STORM DRAIN	---	TOP OF RETAINING WALL	TRW
BACK OF CURB	---	ADA ACCESS ROUTE	---
FACE OF CURB	---	PROPOSED PAD ELEVATION	(21.1)
UP OF GUTTER	---	DRAINAGE EASEMENT	---
SIDEWALK	---	RETAINING WALL	---
DRAINAGE SWALE & DIRECTION	---	SCREEN WALL	---
SCARP W/DIRECTION	---	GRADE BREAK/A.C. FLOW LINE	---
EXISTING CONTOURS & ELEVATION	---	SAWOUT LINE	---
PROPOSED CONTOURS & ELEVATION	---	NEW AC PAVEMENT	---
SIGHT VISIBILITY ZONE NO OBJECT ABOVE 24\"/>	---	PROPOSED CONCRETE	---
		HANDRAIL	---

BASIS OF BEARINGS

NORTH 04°29'41\"/>

BENCHMARK

CITY OF LAS VEGAS BENCHMARK NO. 11V1456
RIVET AND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF INDUSTRIAL AND ST. LOUIS.

ELEVATION = 624.012 METERS (NAVD '88)
ELEVATION = 2047.28 US SURVEY FEET (NAVD '88)

OWNER INFORMATION

DVINGIS RICHARD & ROXANNE

SITE PLAN

SAHARA WESTERN
CITY OF LAS VEGAS, NV

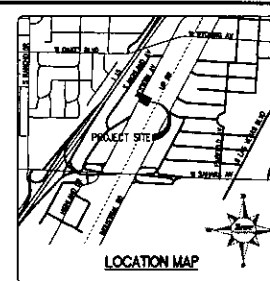
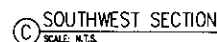
DRAWN BY:	DATE:	SHEET:
CS	12-3-10	1
DESIGNED BY:	DATE:	
CS	12-3-10	
CHECKED BY:	DATE:	
DB	12-3-10	
PROJECT NO.		
10-1004		

SHEET NO.
1
OF 1

4550 W. OAKLEY BLVD., SUITE 102
LAS VEGAS, NEVADA 89102
PHONE: 702.877.3005
FAX: 702.877.3007
WWW.ZONEENGINEERING.COM

Zone
ENGINEERING
CIVIL ENGINEERING & LAND PLANNING

REVISIONS



RECEIVED
DEC 03 2010

CONSTRUCTION NOTES

- ☐ 11. CONSTRUCT 8' SLICK WALL
- ☐ 12. CONSTRUCT 12' SLICK WALL
- ☐ 13. PROPOSE 4" WIDE (MIN) POLYMER STRIPS

GRADING LEGEND

CENTER LINE & STATION	10+00	FINISHED GRADE	PG
WIDTH OF ROAD		DESIGN DRAIN	
PAVER LINE		FLY LINE	FL
EXISTING GRADE (HWT)	2.5' 0" E	PAV. PROF.	
EXISTING C&G (HWT)	2' 0" 0" S	TOP OF CURB	
EXISTING DRIVE (HWT)	2' 0" 0" S	TOP OF GULLY CURB	WC
EXISTING FLYING DRIVE	2' 0" 0" S	TOP OF RETAINING WALL	WR
PAV. OF CURB		ADA ACCESS ROUTE	
PAVE OF CURB		PROPOSED PARK LOT/STATION	(PL)
TOP OF GUTTER		CHANGING EXISTENCE	
REMARKS		RETAINING WALL	
EXISTENCE DRAIN & DIRECTION		STREET WALL	
STREET IMPROVEMENT		EXISTING MECHANICAL PLAN LINE	
EXISTENCE CONTINUOUS & RETURN		SWITCH LINE	
PROPOSED CONTINUOUS & RETURN		NOT ON PLANNING	
ROAD WIDTH/2 SIDE		PROPOSED CONCRETE	
NO. EXIST. AROUND 20' IN IN			

BASIS OF BEARINGS

NORTH 64°23'42" EAST BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER CSE 1/4) OF SECTION 4, TOWNSHIP 25 SOUTH, RANGE 81 EAST, NUBA CLARK COUNTY, NEVADA SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE BOOK 106 OF PLATS PAGE 36.

BENCHMARK

CITY OF LAS VEGAS BEACH-MAIR No. 8, V3436
REVEY AND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER
OF INDUSTRIAL HALL ST. LOTS.

ELEVATION = 624.82 METERS (NAVS '88)
ELEVATION = 1247.28 US SURVEY FEET (NAVS '88)

OWNER INFORMATION

EVANS, RICHARD A. STEVENS

NOTE:

ZONE ENGINEERING INC. ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN OBTAINED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO FIELD VERIFY ALL EXISTING BUT NOT SHOWN UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS BETWEEN WHAT IS SHOWN ON THESE DRAWINGS AND THE ACTUAL FIELD CONDITIONS, THE CONTRACTOR IS TO VERIFY. THE CONTRACTOR'S RESPONSIBILITY IS TO VERIFY THE EXISTENCE, DEPTH AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

CALL BEFORE YOU DIG CALL 811 Call before you Dig—811 1-800-227-2863 www.811.org	CALL BEFORE YOU DIG CALL 811 Call before you Dig—811 1-800-227-2863 www.811.org
--	--

550 W. OAKLEY BLVD., SUITE 102
LAS VEGAS, NEVADA 89102
PHONE: 702.877.3005
FAX: 702.877.3007
WWW.ZONTEENGINEERING.COM

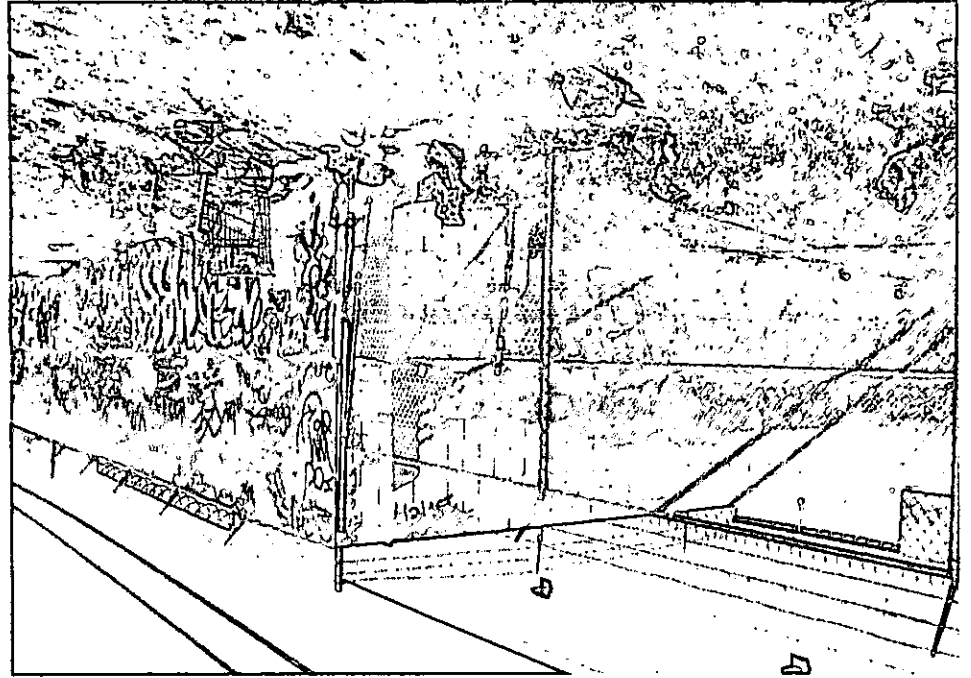
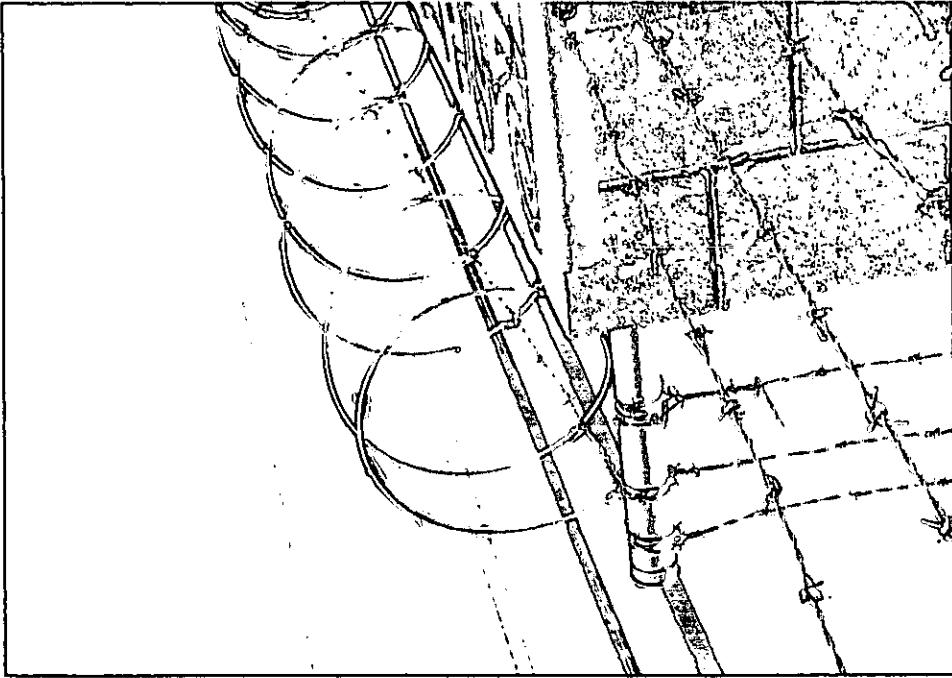
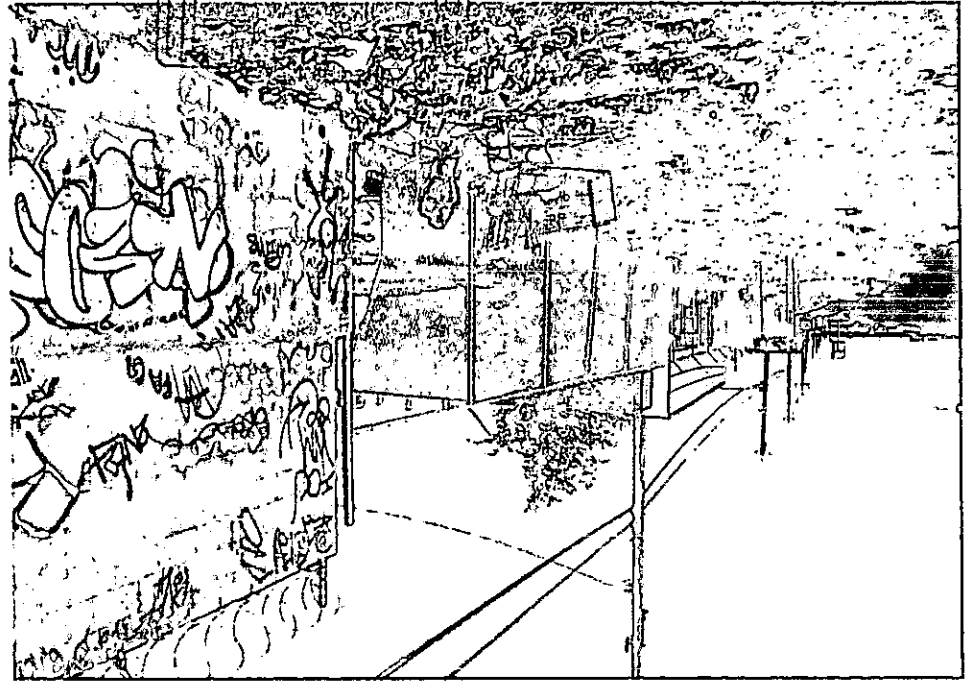
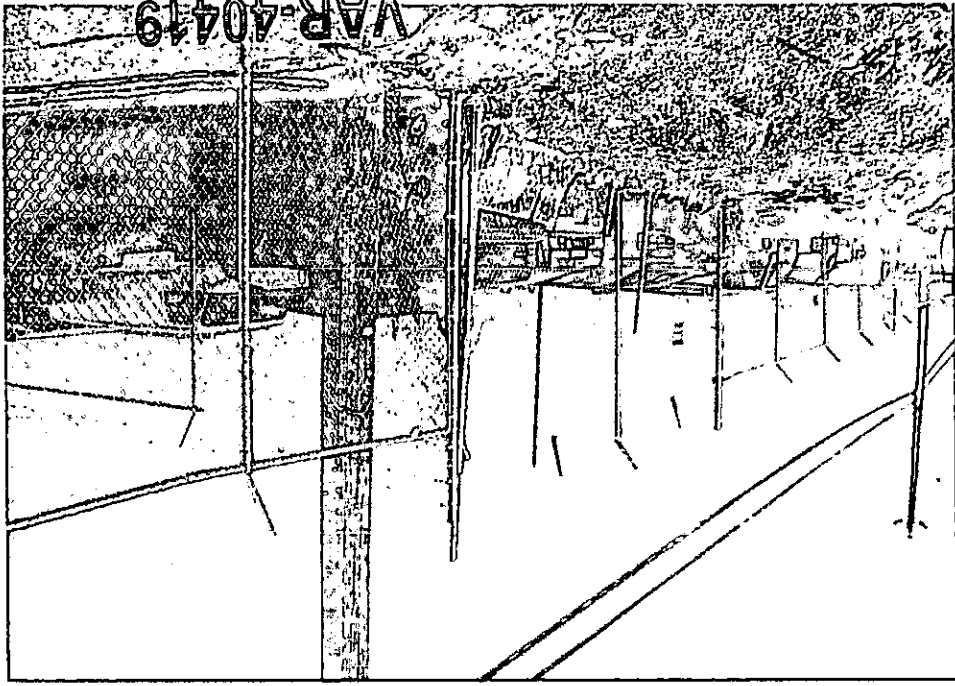
2011 ENGINEERING

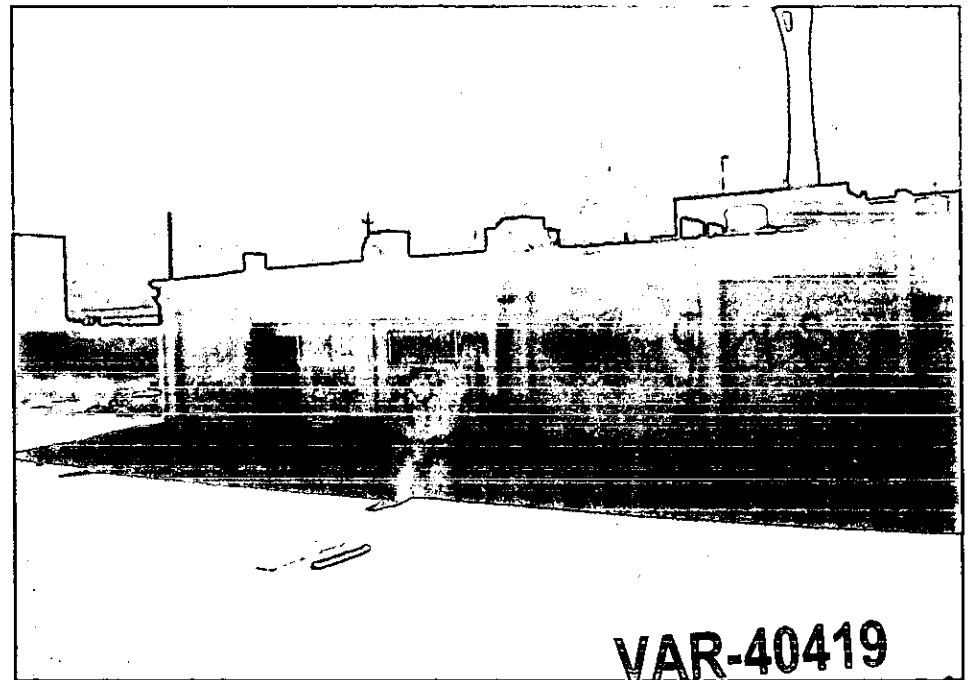
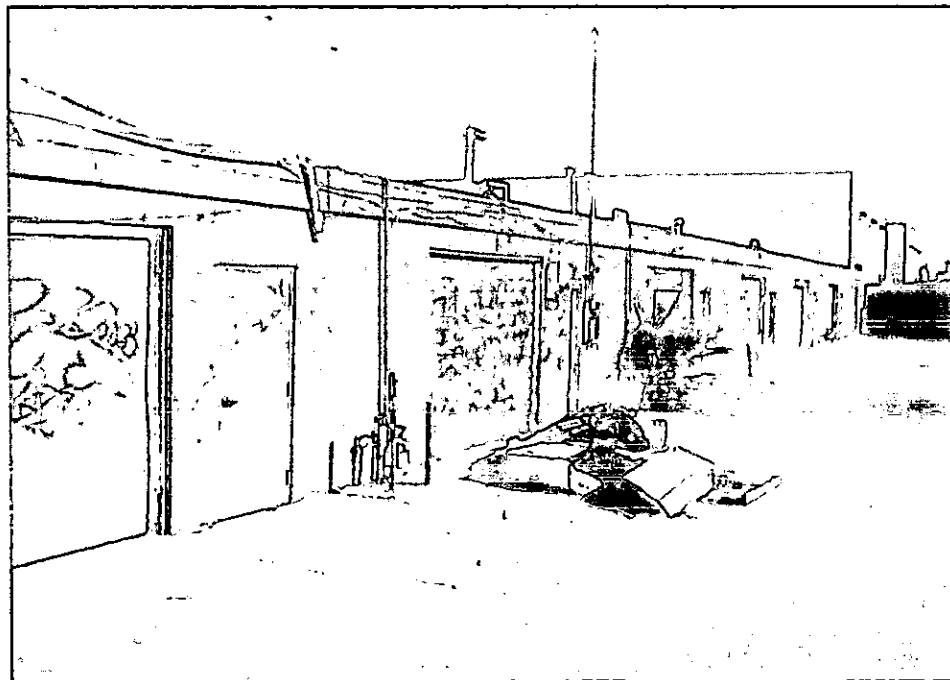
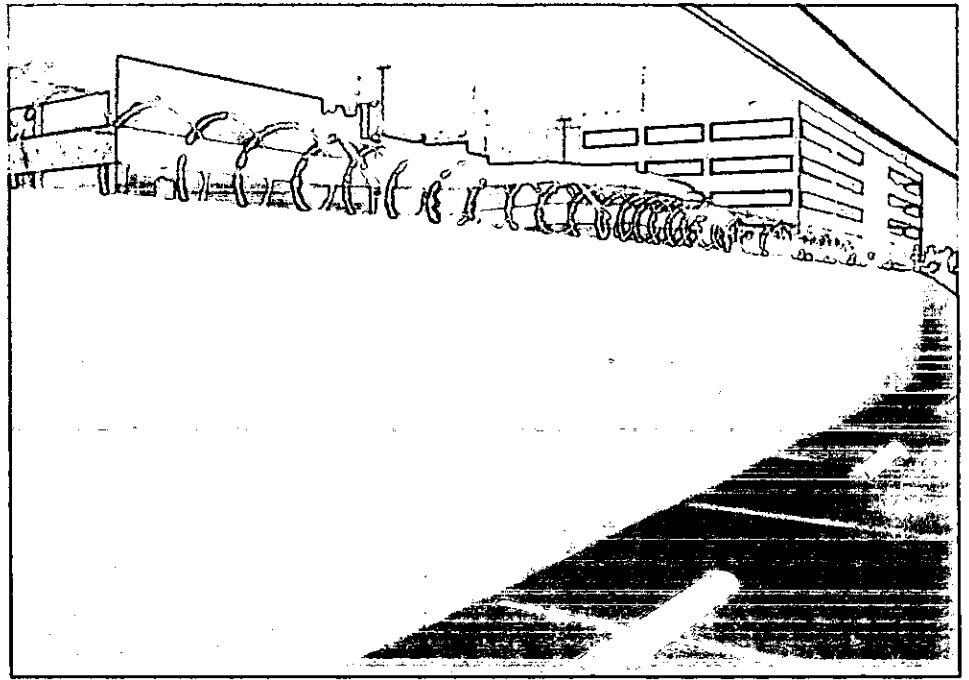
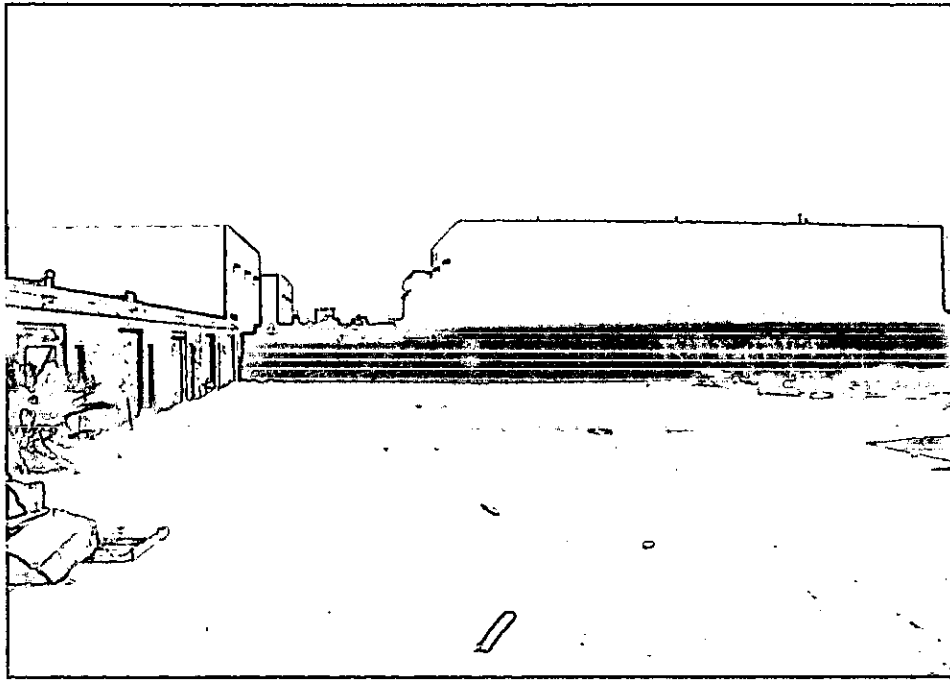
SITE PLAN

DATE	DATE	DATE
12-3-10	12-3-10	12-3-10
PROJECT NO.	PROJECT NO.	PROJECT NO.

9-427 m.
1 of 1

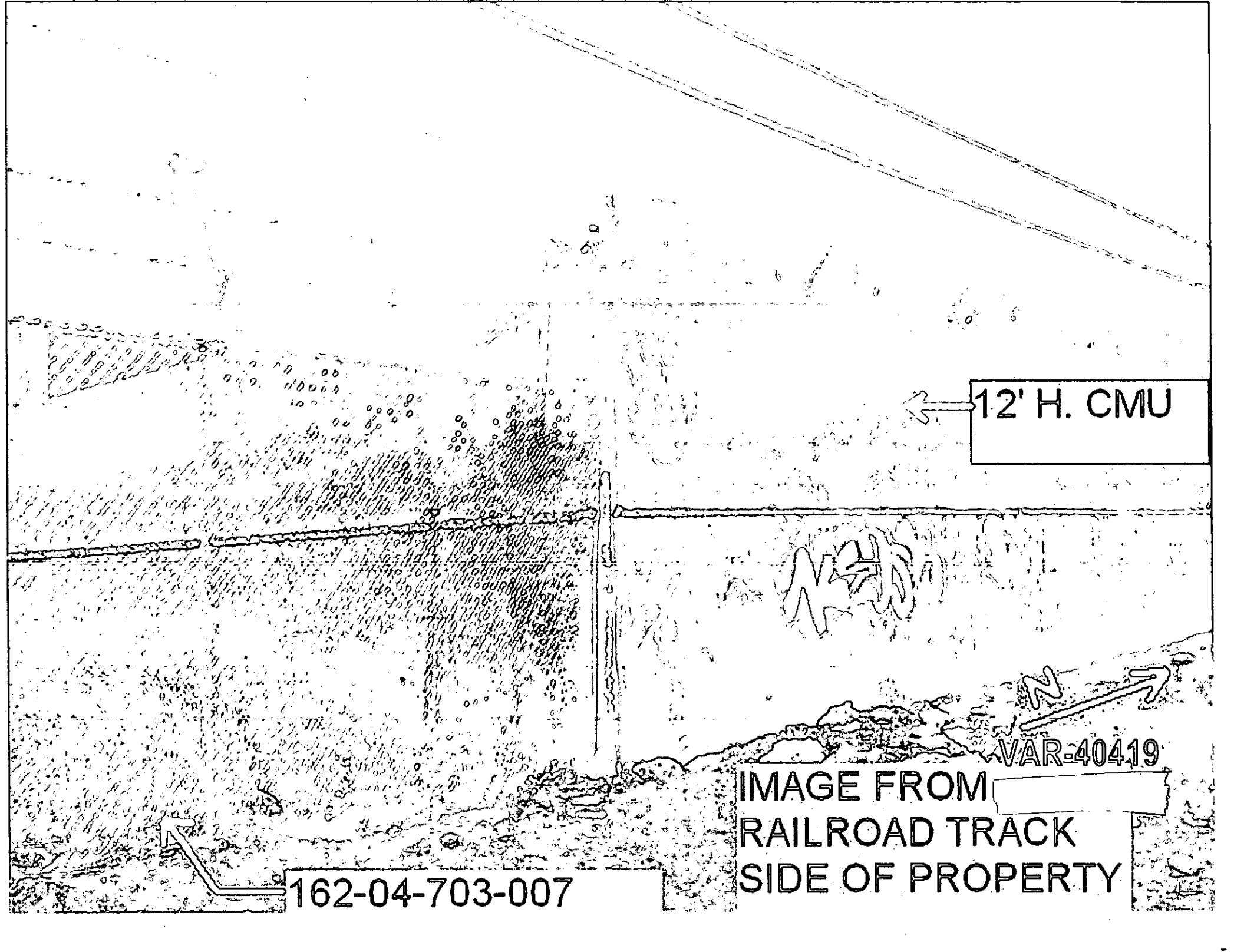
VAR-40419





VAR-40419

DEC 09 2010



12' H. CMU

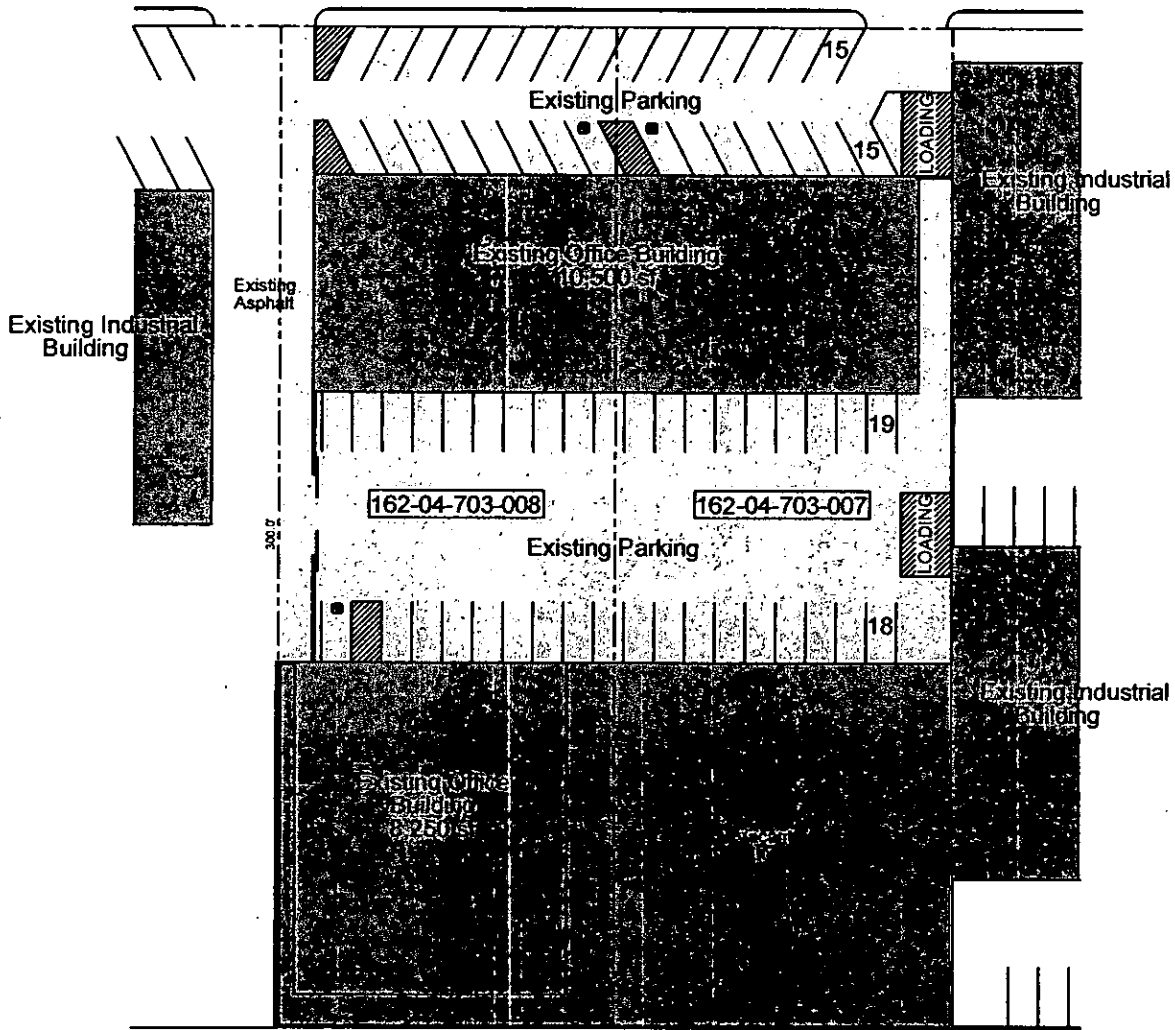
N

VAR-40419

IMAGE FROM [REDACTED]
RAILROAD TRACK
SIDE OF PROPERTY

162-04-703-007

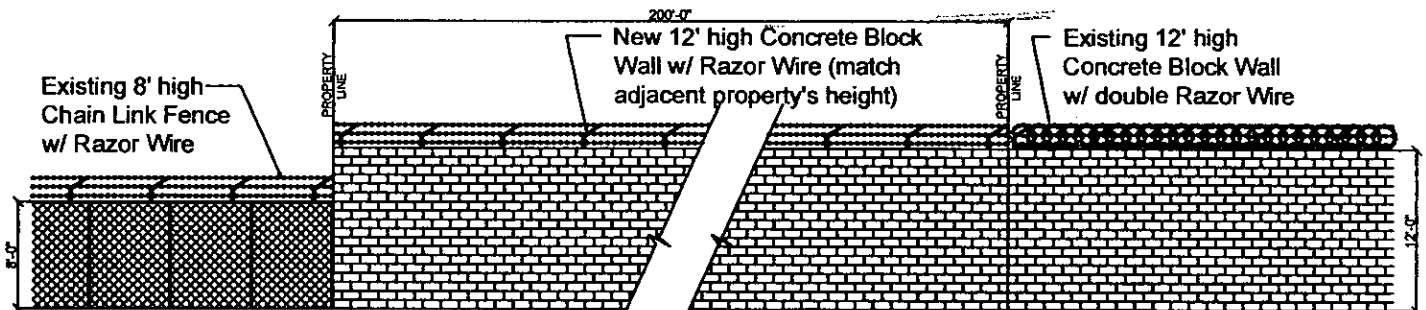
WESTERN AVENUE



Sahara Western

1901-1917 Western Avenue
Las Vegas, Nevada 89102

DEC 09 2010
NT&



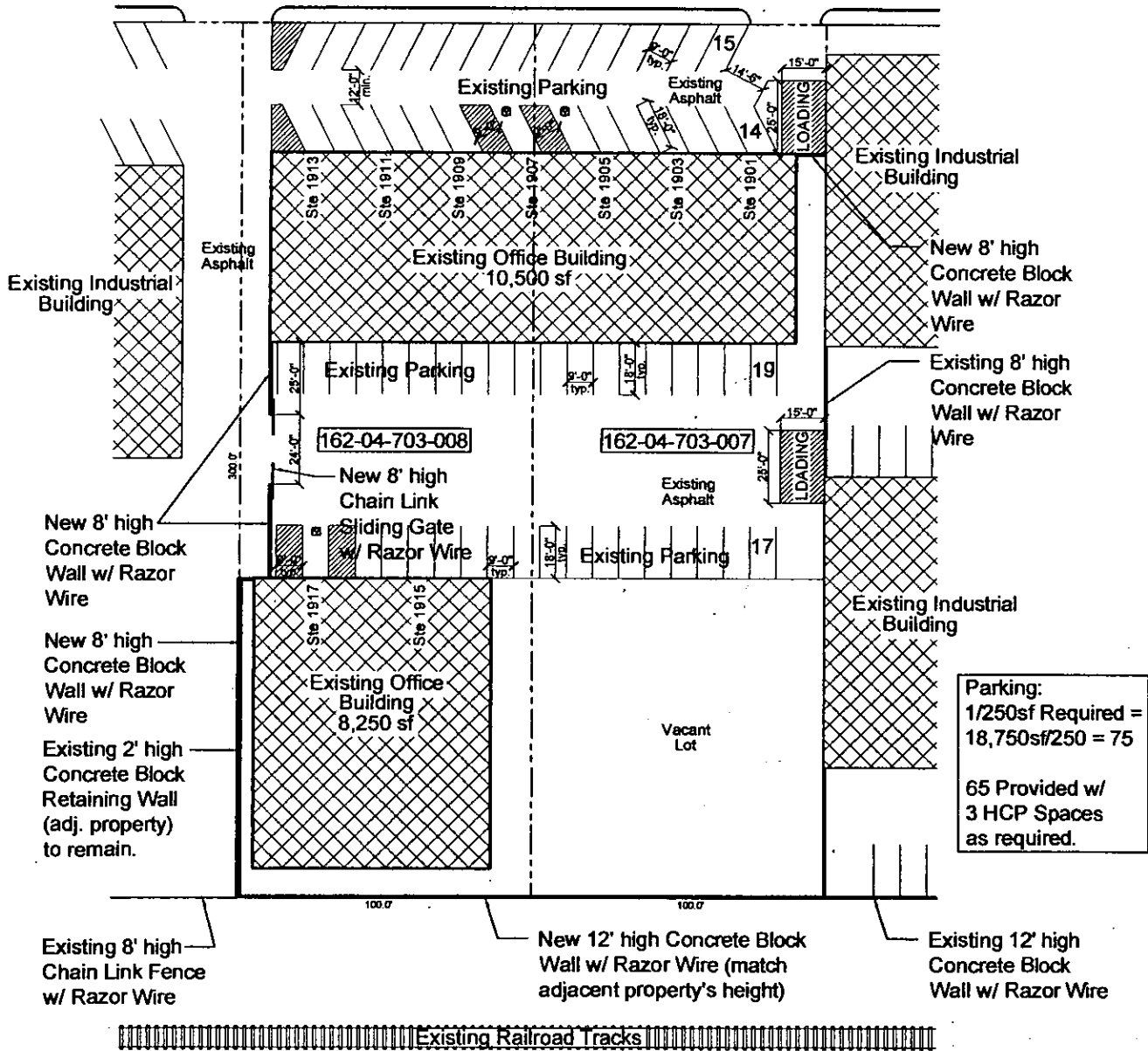
East Wall Elevation

VAR-40419

1901-1917 Western Avenue

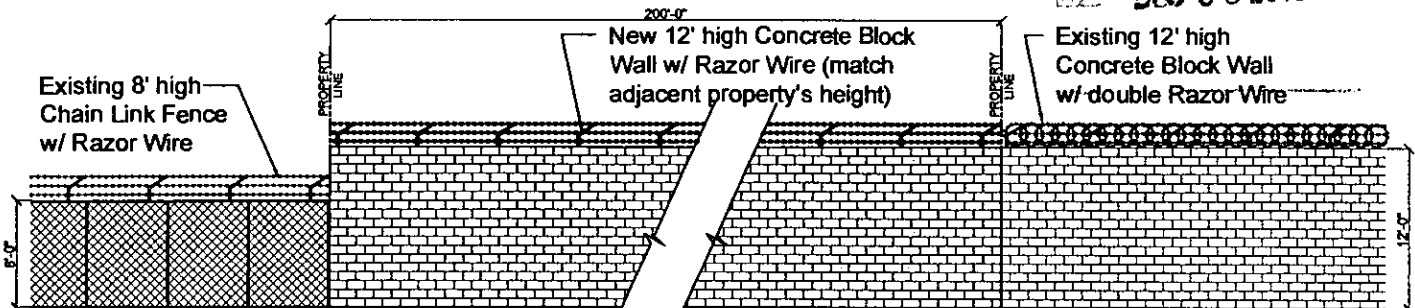
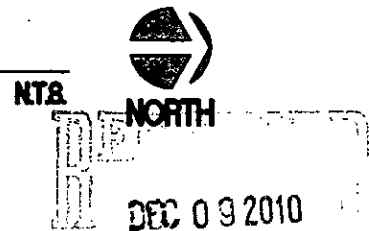
NT&

WESTERN AVENUE



Sahara Western

1901-1917 Western Avenue
Las Vegas, Nevada 89102



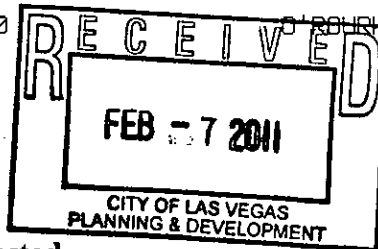
East Wall Elevation

VAR-40419

1901-1917 Western Avenue

NT&

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

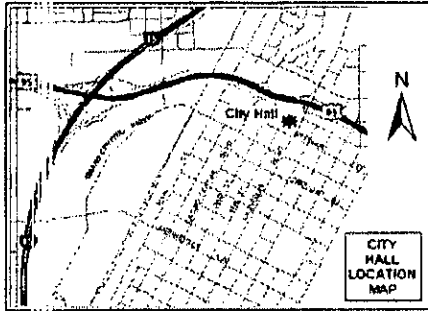


PRESORTED
FIRST CLASS



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

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-40419

Planning Commission Meeting of 2/8/2011

*East wall against R.R. tracks OK.
Do not allow 12' wall
on western. City required an
additional 7' R.O.W. for my new
Bldg. at 1800 western. Staff
required set back or no
permit would be issued.
C. Bart at CLV.*

16204301013
T N T FAMILY TRUST ETAL.
1716 N HIGHLAND DR
LAS VEGAS NV 89102-2601

Case: VAR-40419

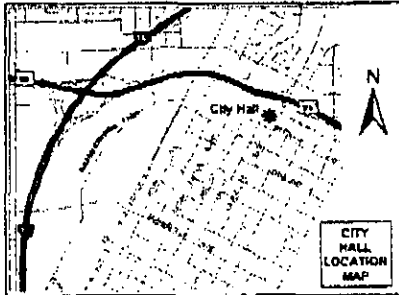
*Jim D'Rourke
they should also be required to landscape
light.*

32 KRDFN11 09102

20P

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

Return Service Requested
Official Notice of Public Hearing



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



I SUPPORT
 this Request



I OPPOSE
 this Request

Please use available blank space on card for your comments.

VAR-40419

Planning Commission Meeting of 2/8/2011

Attn: Flynn or Doug Rankin

PRESORTED
 FIRST CLASS



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

*I don't mind Rayor
 Wire on the Railroad Track
 portion of the property, I take
 exuption to the side walls
 and the front*

16204711003 Case: VAR-40419
 QUINN FAMILY TRUST
 1821 WESTERN AVE
 LAS VEGAS NV 89102-4615

N.P.C. 1-31-11

32 KRDFN11 69102

|||||

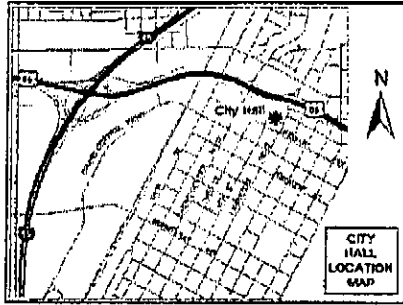
20P

01/28/2011 12:24 7029487 1
City of Las Vegas
Planning & Development Department
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89107

SAMSON EQUITIES

PAGE 01/01

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-40419

Planning Commission Meeting of 2/8/2011

PRESORTED
FIRST CLASS



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

16204301010
Case: VAR-40419
FELDMAN SAM TRUST
800 N RAINBOW BLVD #208
LAS VEGAS NV 89107-1193

25 KRDFN11 89107



RECEIVED

JAN 31 2011

20A



CITY OF LAS VEGAS

- ☒ **Meeting**
☐ **Conversation Record**
☐ **Telephone**

Page: 1 of 1
Date: 09/17/10
Time: 11:00 a.m.

Project Name: Cambridge Group

Conversation between CLV P&D Representative: John Grider, Planner I (229-6711 Office / 385-7268 Fax / jgrider@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. John Grider	Planning and Development	229-6711		
2. Steve Gebeke	Planning and Development	229-5410		
3. Brian Wolfe	Cambridge Group	461-3798		
4.				
5.				
6.	CLV - Finance (Business License)	229-6321	383-0769	
7.	CLV - PW - Dev Co	229-6578	474-7599	
8.	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11.	CLV - Fire and Rescue	229-0366	229-0124	
12.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

Is this project intended to meet the City of Las Vegas Green Building Rebate Program? ☐ YES ☒ NO
If yes, please address how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered by the City of Las Vegas.

The following Special Area/Master Plan(s)/Overlay District(s) apply to the project site: Airport Overlay District (200 feet), Las Vegas Redevelopment Plan(Downtown Redevelopment Area) and Live Work Overlay District

Meeting Notes:

1. Non-owner applicants must be a lessee, contract purchaser or optionee of the property. This is consistent with the requirements of Title 19.18 Applications and Procedures. Architectural, engineering and legal firms (among others) that do not fall within these categories may act as the representative only, not as the applicant.
2. All drawings shall be to scale.
3. Handicapped parking meet Title 19.10 design standards. At least one space must be van accessible.
4. Remapping of the site to combine all parcels shall be required as part of the Site Development Plan Review.
5. A Site Development Plan Review is required to allow a Razor Wire to be installed on perimeter block walls.
6. A Variance is required to permit the height of a block wall to exceed 8 feet in height, decorative and contain 20% contrasting materials.
7. Variance can be done as a stand alone application, with deletion of Razor wire.

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.

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

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

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST			
Item Required					
YES	NO				
APPLICATION PACKET					
☒	☐	Application signed and notarized by all property owners or authorized agent(s)			NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To . . ." -> "Apply for -> Planning Applications")
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	Original meeting notes and checklist(s) signed by planner			
☒	☐	Correct fee(s): \$ 300.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 830.00 Total			
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance (PRS)			
☐	☒	Color & Materials Board per Site Development Plan Review Submittal Requirements			
☒	☐	Copy of Business Licenses: (Owner: ☐ Applicant: ☐ Representative: ☒)			
ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)					
SITE PLAN					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 6
☒	☐	North arrow, scale, and vicinity map			Colored, Rolled Plans: 1
☒	☐	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 B/W): 1
☒	☐	All building setbacks labeled			NOTES:
☒	☐	All adjacent existing land uses and street names labeled			
☒	☐	All points of ingress and egress shown			
☒	☐	ADA accessibility requirements shown/labeled			
☒	☐	Parking standard(s) utilized:			
☒	☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total			
☒	☐	All free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN					
☐	☒	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 0
☐	☒	North arrow, scale, and vicinity map			Colored, Rolled Plans: 0
☐	☒	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 B/W): 0
☐	☒	All required perimeter landscape planters shown			NOTES:
☐	☒	All required parking lot fingers/islands shown			
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover			
BUILDING ELEVATIONS					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 1
☒	☐	Scale and building dimensions labeled			Colored, Rolled Plans: 1
☒	☐	North, south, east, and west elevations of all buildings			Reduced Copy (8-1/2x11 B/W): 1
☒	☐	All building materials and colors noted			NOTES: <i>Block Walls</i>
☒	☐	8" x 10" photo of original color and material board			
☐	☒	All wall sign locations shown and sizes noted			
FLOOR PLANS					
☐	☒	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 0
☐	☒	Scale and building dimensions labeled			Rolled Plans: 0
☐	☒	All building entrances/exits shown			Reduced Copy (8-1/2x11 B/W): 0
☐	☒	Use of all rooms noted/labeled			NOTES:
☐	☒	Maximum Occupancy (per I.B.C.)			
☐	☒	Seating Capacity (where applicable)			
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.					
Owner / Applicant:	Richard and Roxanne Owings/Cambridge Group		Application Type:	Variance	
Representative:	Brian Wolfe		Application Purpose:	Wall Height and Materials	
APN:	162-04-703-007 & 008		Site Location:	1901-1917 Western Avenue	
Planner's Signature:	<i>John Grider</i> 9/17/10		Pre-App. Meeting Date:	09/17/10	
Planner:	John Grider, Planner I - 229-6711		Submittal Deadline:	10/05/10 - no later than 2:00 pm	
			Earliest PC / CC Meeting Dates:	11/18/10 PC - 12/15/10 CC - Cycle 9	

P/L 154/112.

Report of All Selected Parcels

Case Number: VAR-40419

Printed On: Tue: January 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
		16204498001
		16204798001
		16204898001
		16204698003
1701 WESTERN PROPERTIES L L C	5113 ALPINE PL LAS VEGAS NV	16204703002
1701 WESTERN PROPERTIES L L C	5113 ALPINE PL LAS VEGAS NV	16204703001
1916 HIGHLAND PROPERTIES LTD	1916 HIGHLAND AVE LAS VEGAS NV	16204301005
2201 L L C	%A GILBERT 2830 ELK CANYON CT LAS VEGAS NV	16204803008
2201 L L C	%A GILBERT 2830 ELK CANYON CT LAS VEGAS NV	16204803009
4 A HOLDINGS L L C	69 AULII DR MAKAWAO HI	16204707006
7-ELEVEN INC	%TAX DEPT-#3211 P O BOX 711 DALLAS TX	16204603001
ALEGRET RICARDO D & MIRTA M	1732 S LOCH LOMOND WY LAS VEGAS NV	16204311050
ALVERNAZ JOSEPH P & LINDA	235 UPPER CAMP LOOP RD ROSEBURG OR	16204406001
ALVERNAZ JOSEPH P & LINDA	235 UPPER CAMP LOOP RD ROSEBURG OR	16204406002
ARTEAGA EFRAIN & SOCORRO	1806 W OAKLEY BLVD LAS VEGAS NV	16204210083
B B H L L C	2000 WESTERN AVE LAS VEGAS NV	16204302002
B B H L L C	2000 WESTERN ST LAS VEGAS NV	16204302004
B B H L L C	2000 WESTERN AVE LAS VEGAS NV	16204302003
BALTIMORE GARDEMS LTD PTNRSH	%HEARTLAND BANK 14125 CLAYTON RD CHESTERFIELD MO	16204810001
BALTIMORE GARDEMS LTD PTNRSH	%HEARTLAND BANK 14125 CLAYTON RD CHESTERFIELD MO	16204810002
BALTIMORE GARDEMS LTD PTNRSH	%HEARTLAND BANK 14125 CLAYTON RD CHESTERFIELD MO	16204810006
BALTIMORE GARDEMS LTD PTNRSH	%HEARTLAND BANK 14125 CLAYTON RD CHESTERFIELD MO	16204810007
BALTIMORE GARDEMS LTD PTNRSH	%HEARTLAND BANK 14125 CLAYTON RD CHESTERFIELD MO	16204810003
BALTIMORE GARDEMS LTD PTNRSH	%HEARTLAND BANK 14125 CLAYTON RD CHESTERFIELD MO	16204810004
BALTIMORE GARDEMS LTD PTNRSH	%HEARTLAND BANK 14125 CLAYTON RD CHESTERFIELD MO	16204810005
BALTIMORE GARDENS L P	%HEARTLAND BANK 14125 CLAYTON RD CHESTERFIELD MO	16204806001
BANK DEUTSCHE NATIONAL TR CO TRS	1610 E ST ANDREWS PL SANTA ANA CA	16204710119
BARON REAL ESTATE INC	P O BOX 223 MANHATTAN BEACH CA	16204707001
BELL REAL ESTATE L L C	%WHITTLESEA BLUE CAB CO 1910 INDUSTRIAL RD LAS VEGAS NV	16204802002
BELL REAL ESTATE L L C	%BELL TRANS 1910 INDUSTRIAL RD LAS VEGAS NV	16204704006
BELL REAL ESTATE L L C	%WHITTLESEA BLUE CAB CO 1910 INDUSTRIAL RD LAS VEGAS NV	16204704008
BELL REAL ESTATE L L C	%WHITTLESSEA BLUE CAB CO 1910 INDUSTRIAL RD LAS VEGAS NV	16204704005

Report of All Selected Parcels**Case Number:** VAR-40419**Printed On:** Tue: January 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
BELL REAL ESTATE L L C	%WHITTLESEA BLUE CAB CO 1910 INDUSTRIAL RD LAS VEGAS NV	16204802001
BELL REAL ESTATE L L C	1910 INDUSTRIAL RD LAS VEGAS NV	16204705001
BELL REAL ESTATE L L C	%BELL TRANS 1910 INDUSTRIAL RD LAS VEGAS NV	16204704007
BELL REAL ESTATE L L C	%WHITTLESEA BLUE CAB CO 1910 INDUSTRIAL RD LAS VEGAS NV	16204802003
BELL REAL ESTATE L L C	1900 INDUSTRIAL RD LAS VEGAS NV	16204802004
BOILER GUY NEVADA L L C	305 W ST LOUIS AVE LAS VEGAS NV	16204707003
BOILER GUY NEVADA L L C	305 W ST LOUIS AVE LAS VEGAS NV	16204707002
BRADLEY CHRISTOPHER	1716 LOCK LOMOND WY LAS VEGAS NV	16204311039
BUTLER DAN JOHNSON	306 W ST LOUIS AVE LAS VEGAS NV	16204706006
BUTLER DAN JOHNSON	306 W ST LOUIS AVE LAS VEGAS NV	16204710103
BUTLER SHERMAN E & DORA J FAM TR	306 W ST LOUIS AVE LAS VEGAS NV	16204706007
BUTTERFIELD STELLA	1701 LOCH LOMOND WY LAS VEGAS NV	16204311034
C R V CLASSIC PROPERTIES L P	%R ESPOSITO 4887 E LA PALMA AVE #708 ANAHEIM CA	16204710120
C R V CLASSIC PROPERTIES L P	4887 E LA PALMA AVE #708 ANAHEIM CA	16204805001
C R V CLASSIC PROPERTIES L P	4887 E LA PALMA AVE #708 ANAHEIM CA	16204805002
C R V CLASSIC PROPERTIES L P	4887 E LA PALMA AVE #708 ANAHEIM CA	16204707007
C R V CLASSIC PROPERTIES L P	4887 E LA PALMA AVE #708 ANAHEIM CA	16204804001
C R V CLASSIC PROPERTIES L P	4887 E LA PALMA AVE #708 ANAHEIM CA	16204710107
CASPIAN INDUSTRIAL INVESTMENTS	1710 WESTERN AVE LAS VEGAS NV	16204702002
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	16204707008
CLARK FORK PROPERTIES L L C	%COLDWELL BANKER COML 5502 S FORT APACHE RD #110 LAS VEGAS NV	16204704002
CLARK FORK PROPERTIES L L C	%COLDWELL BANKER COML 5502 S FORT APACHE RD #110 LAS VEGAS NV	16204704003
CLEMENSEN FAMILY TRUST	2821 CASTLE BAR DR LAS VEGAS NV	16204311026
D & L DEVELOPMENT	17910 SKY PARK CIR #200 IRVINE CA	16204604002
D & L DEVELOPMENT	17910 SKY PARK CIR #200 IRVINE CA	16204604001
D K M DEVELOPMENT L L C	3273 E WARM SPRINGS RD LAS VEGAS NV	16204703009
DANEZ PROPERTIES INC	251 W CHICAGO LAS VEGAS NV	16204706001
DANEZ PROPERTIES INC	251 W CHICAGO ST LAS VEGAS NV	16204706003
DANEZ PROPERTIES INC	251 W CHICAGO ST LAS VEGAS NV	16204706002
DECKER ANTHONY P	1725 LOCH LOMOND WY LAS VEGAS NV	16204311028
DOWNTOWN VEGAS L L C	2125 WESTERN AVE LAS VEGAS NV	16204406004
DOWNTOWN VEGAS L L C	2125 WESTERN AVE LAS VEGAS NV	16204406003

Report of All Selected Parcels**Case Number:** VAR-40419**Printed On:** Tue: January 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
DRAEGER JOHN E REVOCABLE TRUST	%DRAEGER CONST 605 COMMERCIAL ST SAN JOSE CA	16204803007
ENGLERT BRAD & ROBYN	2935 S HIGHLAND DR LAS VEGAS NV	16204406006
ENGLERT BRAD & ROBYN	2935 S HIGHLAND DR LAS VEGAS NV	16204406005
FELDMAN SAM TRUST	800 N RAINBOW BLVD #208 LAS VEGAS NV	16204301010
FERRIS FAMILY TRUST	2705 FULANO WY LAS VEGAS NV	16204301006
FERRIS INVEST INC	2705 FULCANO WY LAS VEGAS NV	16204301008
FISCHER INVESTMENTS L L C	1529 LUCANO LN LAS VEGAS NV	16204302009
GALLIGAN THOMAS L L C	2110 S HIGHLAND LAS VEGAS NV	16204301011
GAZELEM PROPERTIES L L C	%5113 ALPINE PL LAS VEGAS NV	16204703003
GEO STAR INC	1801 WESTERN AVE LAS VEGAS NV	16204703004
GEORGESCU FELICIA ANNE	336 HEDGEHOPE DR LAS VEGAS NV	16204210084
GERLAK JOHN P & DARLENE A REV TR	1700 LOCH LOMOND WY LAS VEGAS NV	16204311035
GIBSON JANET	2820 SPALDING DR LAS VEGAS NV	16204301012
GRAYSHON MICHAEL H	1712 LOCH LOMOND WY LAS VEGAS NV	16204311038
INDEPENDENT FIRE FABRICATION INC	505 VALLEY RD RENO NV	16204706004
INDUSTRIAL L L C	%BEST CO 6450 SPRING MOUNTAIN RD #12 LAS VEGAS NV	16204802006
ISLEWORTH VENTURES L L C	28 ISLEWORTH DR HENDERSON NV	16204702004
JAROS PAULINE M	1817 LOCH LOMOND WY LAS VEGAS NV	16204311021
K K REAL ESTATE INVEST FUND LLC	3571 REDROCK ST #B LAS VEGAS NV	16204710104
KARR JERRY K & JAMES N	2111 WESTERN AVE LAS VEGAS NV	16204801001
KLEEK NEVADA L L C	P O BOX 2309 SARATOGA CA	16204710117
KOZAL VICTOR & MARY	1404 DANIELLE REBECCA NORTH LAS VEGAS NV	16204311037
L V GENERAL HOLDINGS L L C	%H CHIN 7217 SHERBOURNE LN SAN DIEGO CA	16204710121
M V R CORP	P O BOX 93778 LAS VEGAS NV	16204602009
MARSH C K & J R TRUST	4328 EL CEBRA WY LAS VEGAS NV	16204311030
MARTIN GENE & SUSAN	6541 VILLA BONITA RD LAS VEGAS NV	16204710105
MELLOR ROBIN & MICHELLE FAM TR	301 W ST LOUIS AVE LAS VEGAS NV	16204707004
MICHELAS L L C	5580 S GATEWAY RD LAS VEGAS NV	16204710090
MICHELAS L L C	5580 S GATEWAY RD LAS VEGAS NV	16204710091
MICHELAS MICHAEL ETAL	5580 S GATEWAY RD LAS VEGAS NV	16204710102
MICHELAS MICHAEL T FAMILY TRUST	4111 TARKIN AVE LAS VEGAS NV	16204710101
MOORE MEREDITH E	1709 LOCH LOMOND WY LAS VEGAS NV	16204311032

Report of All Selected Parcels**Case Number:** VAR-40419**Printed On:** Tue: January 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
MORRIS PROPERTIES L L C	2311 S INDUSTRIAL RD LAS VEGAS NV	16204707005
NEW INTERNATIONAL PROPERTIES LLC	713 E OGDEN LAS VEGAS NV	16204403002
NEW INTERNATIONAL PROPERTIES LLC	713 E OGDEN LAS VEGAS NV	16204403003
OGANESYAN DIANA	550 W STOCKER ST #104 GLENDALE CA	16204710106
OROURKE FAMILY L P	1716 S HIGHLAND AVE LAS VEGAS NV	16204301001
OROURKE FAMILY L P	1716 S HIGHLAND LAS VEGAS NV	16204701001
O'ROURKE FAMILY L P	1716 S HIGHLAND LAS VEGAS NV	16204301002
OWINGS RICHARD & ROXANNE	C/O CAMBRIDGE GROUP 8460 S EASTERN AVE #C LAS VEGAS NV	16204703008
OWINGS RICHARD & ROXANNE	C/O CAMBRIDGE GROUP 8460 S EASTERN AVE #C LAS VEGAS NV	16204703007
PAUL-SON GAMING SUPPLIES INC	1700 INDUSTRIAL RD LAS VEGAS NV	16204704001
PAUL-SON GAMING SUPPLIES INC	1700 INDUSTRIAL RD LAS VEGAS NV	16204609009
PHILADELPHIA AVE TRUST	P O BOX 36208 LAS VEGAS NV	16204710118
PUEBLO HIGHLAND L L C	%S GUTIERREZ 2655 WESTERN AVE LAS VEGAS NV	16204301014
PUEBLO HIGHLAND L L C	%S GUTIERREZ 2655 WESTERN AVE LAS VEGAS NV	16204301004
QUINN FAMILY TRUST	1821 WESTERN AVE LAS VEGAS NV	16204711003
RAKOV NATHAN	%CROMWELL MGT INC 2235-B RENAISSANCE DR LAS VEGAS NV	16204302005
REBEL OIL COMPANY INC	2200 S HIGHLAND DR LAS VEGAS NV	16204403004
REBEL OIL COMPANY INCORPORATED	2200 S HIGHLAND DR LAS VEGAS NV	16204404001
REFRIGERATION SUPPLIES DISTR	26021 ATLANTIC OCEAN DR LAKE FOREST CA	16204711005
REFRIGERATION SUPPLIES DISTR	26021 ATLANTIC OCEAN DR LAKE FOREST CA	16204711004
REGHETTI INDUSTRIAL L L C	2464 E LAKE RIDGE SHRS RENO NV	16204803002
REGHETTI INDUSTRIAL L L C	2464 E LAKE RIDGE SHRS RENO NV	16204803003
REGHETTI INDUSTRIAL L L C	2464 E LAKE RIDGE SHRS RENO NV	16204803001
SCHMIDT JAMES N	1805 LOCH LOMONO WY LAS VEGAS NV	16204311024
SEDLMEYER STEPHEN G & ANGELINA A	1809 LOCH LOMONO WY LAS VEGAS NV	16204311023
SEIFMAN FAMILY TRUST	4720 N GRAND CANYON DR LAS VEGAS NV	16204711002
SHOEN FAMILY L P	143 S CEDROS AVE #C-201 SOLANA BEACH CA	16204802005
SHURTZ TYLER A & COLLEEN M	69 W 500 S OREM UT	16204311029
SORRELLS GLENN RALPH & MARIA L	1713 LOCH LOMOND WY LAS VEGAS NV	16204311031
SPUR TIERRA L L C	P O BOX 379024 LAS VEGAS NV	16204811047
STOUT WALT	306 W ST LOUIS LAS VEGAS NV	16204706005
STRATOS INVESTMENTS L L C	4012 S RAINBOW BLVD #K-311 LAS VEGAS NV	16204710089

Report of All Selected Parcels**Case Number:** VAR-40419**Printed On:** Tue: January 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
SUCCESS TAM DRIVE INC	639 OAKMONT AVE 3915 LAS VEGAS NV	16204811049
SUCCESS TAM DRIVE INC	639 OAKMONT AVE 3915 LAS VEGAS NV	16204811050
SUCCESS TAM DRIVE INC	639 OAKMONT AVE 3915 LAS VEGAS NV	16204811048
SUNSWEPT INVESTMENTS L L C	8847 LAKERSHKM BLVD SUN VALLEY CA	16204703011
T B S HIGHLAND PROPERTIES L L C	4720 N GRAND CANYON DR LAS VEGAS NV	16204301009
T N T FAMILY TRUST	%T & T O'ROURKE TRS 1716 HIGHLAND DR LAS VEGAS NV	16204301007
T N T FAMILY TRUST ETAL	1716 N HIGHLAND DR LAS VEGAS NV	16204301013
T N T FAMILY TRUST ETAL	1716 S HIGHLAND DR LAS VEGAS NV	16204702003
TAXPAYER	LAS VEGAS NV	16204311022
TIBERTI COMPANY	P O BOX 15250 LAS VEGAS NV	16204704004
TIBERTI COMPANY	1806 INDUSTRIAL RD LAS VEGAS NV	16204702001
TIZABGAR & ABAYAHOU DIAN 2006 TR	15531 HAMNER DR LOS ANGELES CA	16204803006
TIZABGAR PAYAM	15531 HAMNER DR LOS ANGELES CA	16204803005
TIZABGAR PAYAM	15531 HAMNER DR LOS ANGELES CA	16204803004
TORRES FRANCISCO	1801 LOCH LOMOND WY LAS VEGAS NV	16204311025
TRUELSEN FAMILY TRUST	1704 LOCH LOMOND WY LAS VEGAS NV	16204311036
TYRE APARTMENTS L L C	%J PAZARGAD 9555 LAS VEGAS BLVD S #109 LAS VEGAS NV	16204710135
VESPE JOSEPH	1728 LOCH LOMOND WY LAS VEGAS NV	16204311049
VINAS ALEXANDER & VIRGINIA	1705 LOCH LOMOND ST LAS VEGAS NV	16204311033
W A P P L L C	3014 S RANCHO DR LAS VEGAS NV	16204302008
WADE IRREVOCABLE ISSUE'S TRUST	1048 PAR AVE PASEO ROBLES CA	16204703012
WESTERN PROPERTY HOLDINGS L L C	%J GALARDI 713 E OGDEN #B LAS VEGAS NV	16204302007
WESTERN PROPERTY HOLDINGS L L C	%J GALARDI 713 E OGDEN #B LAS VEGAS NV	16204302006
WESTERN PROPERTY HOLDINGS L L C	%J GALARDI 713 E OGDEN #B LAS VEGAS NV	16204403001
WILKIE RICHARD E REVOCABLE TRUST	7220 W CAMERO AVE LAS VEGAS NV	16204703010
WOHLGEMUTH JUDY	1729 LOCH LOMOND WY LAS VEGAS NV	16204311027

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

February 9, 2011

Mr. and Mrs. Richard Owings
Cambridge Group
8460 South Eastern Avenue, Suite C
Las Vegas, Nevada 89123

**RE: VAR-40419 - VARIANCE
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2011**

Dear Mr. and Mrs. Owings:

Your request for a Variance TO ALLOW A 12-FOOT HIGH PERIMETER BLOCK WALL WITH TWO FEET OF RAZOR WIRE ON TOP WHERE EIGHT FEET IS THE MAXIMUM ALLOWED AND TO ALLOW NO CONTRASTING MATERIAL WHERE A MINIMUM OF 20% IS REQUIRED on 1.35 acres at 1901-1917 Western Avenue (APNs 162-04-703-007 and 008), M (Industrial) Zone, Ward 3 (Reese), was considered by the Planning Commission on February 8, 2011.

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

Planning and Development

1. The wall shall be no taller than 12 feet, consisting of no more than 10 feet of block and two feet of razor wire.
2. The applicant shall provide wall openings at regular intervals along the wall adjacent to the Union Pacific Railroad property for purposes of drainage.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Luis Tarkanian
Steven D. Rass
Ricki Y. Barlow
Stovras S. Anthony
City Manager
Elizabeth N. Fretwell



Mr. and Mrs. Richard Owings
VAR-40419 - Page Two
February 9, 2011

This action by the Planning Commission on **February 8, 2011** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **February 21, 2011**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

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. Brian Wolfe
Valley Construction & Maintenance, Inc.
PO Box 909400
Henderson, Nevada 89009



January 19, 2011

Mr. and Mrs. Richard Owings
Cambridge Group
8460 South Eastern Avenue, Suite C
Las Vegas, Nevada 89123

**RE: VAR-40419 - VARIANCE
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2011**

Dear Mr. and Mrs. Owings:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **February 8, 2011** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, January 26, 2011** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive to request your copies.

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

Sincerely,

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

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Brian Wolfe
Valley Construction & Maintenance, Inc.
PO Box 909400
Henderson, Nevada 89009

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



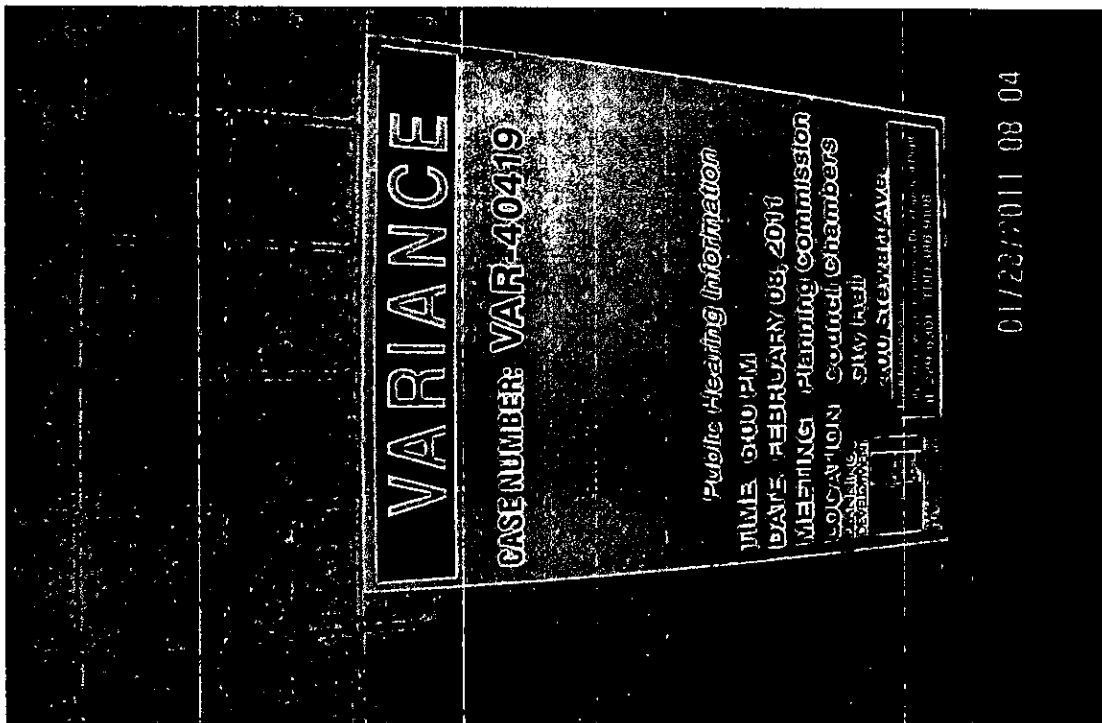
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-40419

MEETING DATE: 02/08/11 PC

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



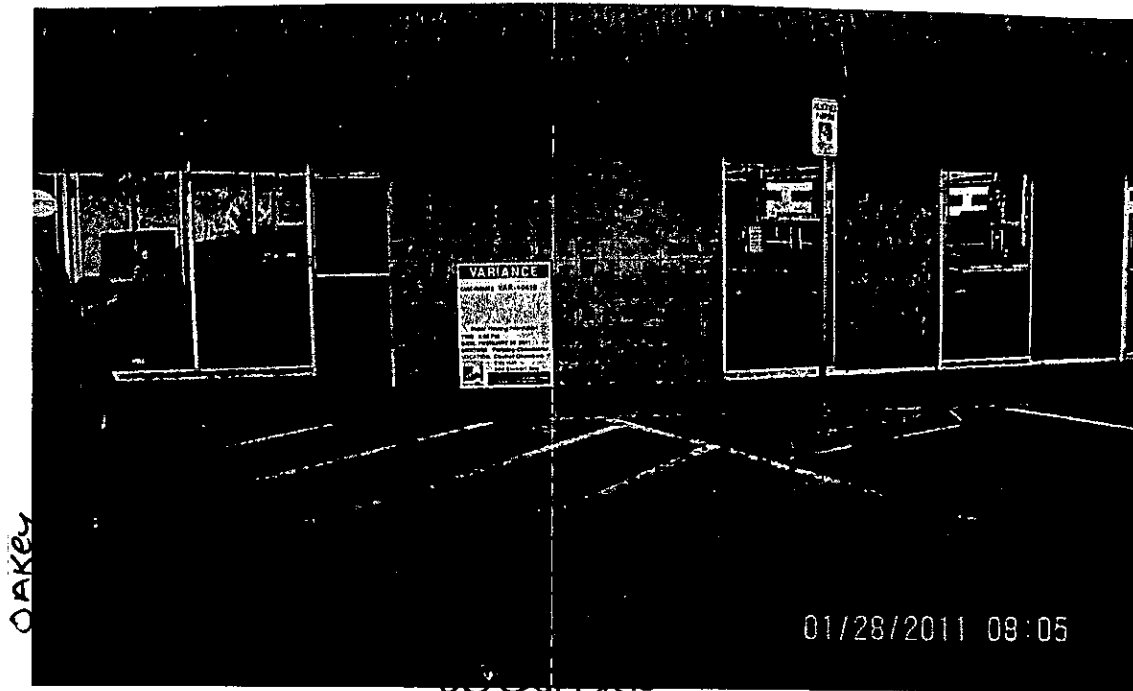
[Signature]
Signature

1-28-11
Date

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



Zoning
the first




Signature

1-28-11
Date

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

Application Information

VAR-40419 - VARIANCE - PUBLIC HEARING -
APPLICANT/OWNER: RICHARD AND ROXANNE OWINGS
- Request for a Variance TO ALLOW A 12-FOOT HIGH PERIMETER BLOCK WALL WITH TWO FEET OF RAZOR WIRE ON TOP WHERE EIGHT FEET IS THE MAXIMUM ALLOWED AND TO ALLOW NO CONTRASTING MATERIAL WHERE A MINIMUM OF 20% IS REQUIRED on 1.35 acres at 1901-1917 Western Avenue (APNs 162-04-703-007 and 008), M (Industrial) Zone, Ward 3 (Reese).

Application Location



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

Public Hearing Information

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

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

Application Information

VAR-40419 - VARIANCE - PUBLIC HEARING -
APPLICANT/OWNER: RICHARD AND ROXANNE OWINGS
- Request for a Variance TO ALLOW A 12-FOOT HIGH PERIMETER BLOCK WALL WITH TWO FEET OF RAZOR WIRE ON TOP WHERE EIGHT FEET IS THE MAXIMUM ALLOWED AND TO ALLOW NO CONTRASTING MATERIAL WHERE A MINIMUM OF 20% IS REQUIRED on 1.35 acres at 1901-1917 Western Avenue (APNs 162-04-703-007 and 008), M (Industrial) Zone, Ward 3 (Reese).

Application Location



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

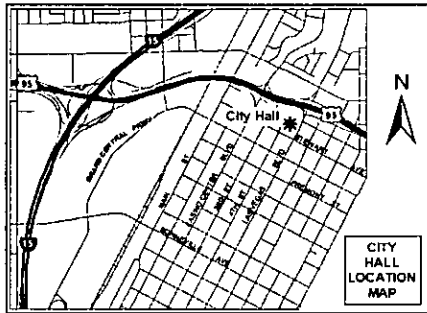
Public Hearing Information

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

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

Return Service Requested
Official Notice of Public Hearing



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

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

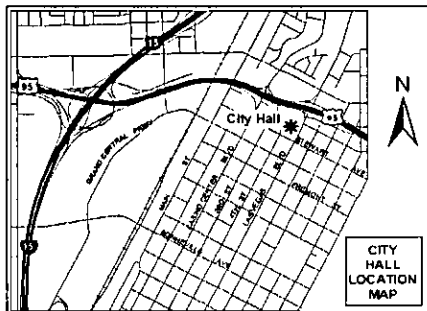
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VAR-40419

Planning Commission Meeting of 2/8/2011

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

Return Service Requested
Official Notice of Public Hearing



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

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-40419

Planning Commission Meeting of 2/8/2011

Development Notification

PC Meeting: February 8, 2011a

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

VAR-40419

18b The Las Vegas Arts District

Beverly Green NA

Gateway Neighborhood Association

Glen Heather Estates NA

John S. Park NA

McNeil Estates NA

Pinto Palomino Residents NA

Rancho Bonito Estates HOA

Rancho Bonito NA

Rancho Oakey NA

Rancho Sereno NA

Richfield NA

Sahara - Southridge Association of Business

Saratoga Meadows NA

Scotch Eighty Owners' Association

Southridge NA

Spanish Oaks HOA

Sunlake Apartments

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: January 12, 2011
Re: **VAR-40419** Richard and Roxanne Owings 1901-1917 Western Ave.
Request for a Variance to allow two feet of Razor Wire and no contrasting material

Comments:

We have no comment on the request for a Variance to allow a 12-foot high perimeter block wall with two feet of razor wire on top where eight feet is the maximum allowed and to allow no contrasting material where a minimum of 20% is required on 1.35 acres at 1901-1917 Western Avenue.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

VAR-40419

HAND DELIVERED

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

ROUTED ELECTRONICALLY

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd 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-40419 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHARD AND ROXANNE OWINGS - Request for a Variance TO ALLOW A 12-FOOT HIGH PERIMETER BLOCK WALL WITH TWO FEET OF RAZOR WIRE ON TOP WHERE EIGHT FEET IS THE MAXIMUM ALLOWED AND TO ALLOW NO CONTRASTING MATERIAL WHERE A MINIMUM OF 20% IS REQUIRED on 1.35 acres at 1901-1917 Western Avenue (APNs 162-04-703-007 and 008), M (Industrial) Zone, Ward 3 (Reese).

PLANNING COMMISSION: FEBRUARY 8, 2011
CITY COUNCIL: MARCH 16, 2011

PLANNING SUPERVISOR: STEVE GEBEKE



PUBLIC HEARING

Comments Due: JANUARY 6, 2011

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Carman Burney (cburney@lasvegasnevada.gov), 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:

YK

Report Date 12/15/2010 01:46 PM

Submitted By

Page 1

A/P # 40419 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/08/2010 15:29	982998	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	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

VAR-40419 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHARD AND ROXANNE OWINGS - Request for a Variance TO ALLOW A TWELVE FOOT HIGH SCREENING WALL WHERE AN EIGHT FOOT HIGH IS THE MAXIMUM ALLOWED AND TO ALLOW ZERO USE OF CONTRASTING MATERIAL WHERE TWENTY PERCENT IS REQUIRED on 1.35 acres at 1901 - 1917 Western Avenue (APNs 162-04-703-007 & 008), M (Industrial) Zone, Ward 3 (Reese).

Parent A/P #

Project # 40419 Project/Phase Name SAHARA-WESTERN Phase #
Size/Area 1.38 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16204703007

Location

Owner/Tenant

Contact ID AC1626909 Name OWINGS RICHARD & ROXANNE
Mailing Address 8460 S EASTERN AVE #C Organization
City LAS VEGAS State/Province NV
ZIP/PC 89123-2865 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

1901 WESTERN AVE
LAS VEGAS, 89102-

1903 WESTERN AVE
LAS VEGAS, 89102-

1905 WESTERN AVE
LAS VEGAS, 89102-

1917 WESTERN AVE C
LAS VEGAS, 89102-

1913 WESTERN AVE
LAS VEGAS, 89102-

Report Date 12/15/2010 01:46 PM

Submitted By

Page 2

Address

Parcel Link

AP Link

1917 WESTERN AVE A
LAS VEGAS, 89102-

1917 WESTERN AVE B
LAS VEGAS, 89102-

1911 WESTERN AVE
LAS VEGAS, 89102-

AP Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

AP Linked Parcels

16204703007
16204703008

Applicants/Contacts

Primary	Y	Capacity	OWNER	Contact ID	AC1626909	☐ Foreign
Effective		Expire				
Name	OWINGS RICHARD & ROXANNE					
Day Phone		Eve Phone		Organization		
Pager		PIN #		Position	C/O CAMBRIDGE GROUP	
Fax		Mobile		Profession		
E-Mail						
Address	8460 S EASTERN AVE #C LAS VEGAS, NV 89123-2865					
Seasonal Addr						
Valid From		To				
Comments	No Comments					

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	12/10/2010 14:54	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	12/10/2010 14:54	30.00
PROCESSING FEE	P	12/10/2010 14:54	300.00
Total Unpaid	0.00	Total Paid	830.00

Inspections

There are no inspections for this Report

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

Activity Review Details

Report Date 12/15/2010 01:46 PM

Submitted By

Page 3

SUBMITTAL CHECKLIST

Indicate if item is being submitted

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

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions Condition Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigner
--	----------	-------------------------	---------------	------------	--------------	----------

Z-LEGAL				982998	12/08/2010 15:29	
N						

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

No children exist for this project

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

There is no planning condition for this project.

VARIANCE

N 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

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

02/08/2011	PC	SCHEDULED		0	0	0
JMARSHALL	12/08/2010	JALABADO	12/09/2010			

Report Date 12/15/2010 01:46 PM

Submitted By

Page 4

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

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

No children exist for this project

Employee					
Employee ID	Last	First	MI	Comment	

No Employee Entries

Log						
Action	Description	Entered By	Start	Stop	Hours	
Comments						

PAYMNT	CO NAME WHO PICKED UP CONTACT#	890381	12/10/2010 14:54		0.00	
ANTHONY LOME0; CAMBRIDGE GROUP; RICHARD/ROXANE OWINGS CK#2680; 702-795-7900;						

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

DEC 09 2010

Application/Petition For: Proposed Block Perimeter Wall
 Project Address (Location) 1901-1917 Western Avenue
 Project Name Sahara-Western Proposed Use _____
 Assessor's Parcel #(s) 162-04-703-007 & 008 Ward # _____
 General Plan: existing X proposed _____ Zoning: existing C-1 proposed C-1
 Commercial Square Footage 18,750 sf Existing Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Richard and Roxanne Owings Contact c/o Cambridge Group Ltd
 Address 1820 E Warm Springs Rd Suite 120 Phone: (702) 795-7900 Fax: (702) 736-7671
 City Las Vegas State NV Zip 89119
 E-mail Address anthonylomeo@lvcambridge.com

APPLICANT Richard and Roxanne Owings Contact c/o Cambridge Group Ltd
 Address 1820 E Warm Springs Rd Suite 120 Phone: (702) 795-7900 Fax: (702) 736-7671
 City Las Vegas State NV Zip 89119
 E-mail Address anthonylomeo@lvcambridge.com

REPRESENTATIVE Valley Construction & Maintenance, Inc. Contact Brian Wolfe
 Address P.O. Box 90940 Phone: (702) 461-3798 Fax: (702) 565-9924
 City Henderson State NV Zip 89009
 E-mail Address dvbminc@cox.net

Property Owner Signature* Richard K. Owings

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

Print Name Richard K Owings

Subscribed and sworn before me

This 10th day of December, 20 10

Miranda Blad

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-40419</u>
Meeting Date:	<u>2-8-11</u>
Total Fee:	<u>830.00</u>
Date Received:*	<u>12-8-10</u>
Received By:	<u>UFA</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.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

RECEIVED
DEC 09 2010

Application/Petition For: Proposed Block Perimeter Wall
 Project Address (Location) 1901-1917 Western Avenue
 Project Name Sahara-Western Proposed Use _____
 Assessor's Parcel #(s) 162-04-703-007 & 008 Ward # _____
 General Plan: existing X proposed _____ Zoning: existing C-1 proposed C-1
 Commercial Square Footage 18,750 sf Existing Floor Area Ratio _____
 Gross Acres 1.38 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Richard and Roxanne Owings Contact c/o Cambridge Group
 Address 8460 S. Eastern Ave #C Phone: (702) 795-7900 Fax: (702) 736-7671
 City Las Vegas State Nevada Zip 89123
 E-mail Address AnthonyLomeo@lvcambridge.com

APPLICANT Richard and Roxanne Owings Contact c/o Cambridge Group
 Address 8460 S. Eastern Ave #C Phone: (702) 795-7900 Fax: (702) 736-7671
 City Las Vegas State Nevada Zip 89123
 E-mail Address AnthonyLomeo@lvcambridge.com

REPRESENTATIVE Cambridge Group Contact Brian Wolfe
 Address 1820 E. Warm Springs Rd, Suite 120 Phone: (702) 795-7900 Fax: (702) 736-7671
 City Las Vegas State Nevada Zip 89119
 E-mail Address AnthonyLomeo@lvcambridge.com

FOR DEPARTMENT USE ONLY

Property Owner Signature* Richard K. Owings

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

Print Name Richard K Owings

Subscribed and sworn before me

This 7th day of December, 20 10

Miranda Blad

Notary Public in and for said County and State

Case #	<u>VAR-40419</u>
Meeting Date:	<u>2.8.11</u>
Total Fee:	<u>930.00</u>
Date Received:*	<u>12-8-10</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.



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

RECEIVED
DEC 09 2010

Case Number: **VAR-40419** APN: 162-04-703-007 A 008

Name of Property Owner: Richard and Roxanne Owings / Cambridge Group Ltd.

Name of Applicant: Cambridge Group Ltd

Name of Representative: BRIAN WOLFE

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: Richard K. Owings

Print Name: Richard K Owings

Subscribed and sworn before me

This 9th day of December, 20 10
Miranda Blad
Notary Public in and for said County and State



**Justification Letter for a Proposed Block Wall
at 1901-1917 Western Avenue
APN# 162-04-703-007 & 008**

The properties are located 1000 ft. South of the intersection of West Oakey Boulevard and Western Avenue. The properties are owned by Richard & Roxanne Owings and managed by Cambridge Group. Two single-story concrete block with metal roof buildings exist on the properties. One, a 10,500 s.f. Office/Retail and the Second, a 8,250 s.f. Office/Retail Building. Both buildings are currently unoccupied. A chain link security fence was installed and is continually being destroyed and the property vandalized and graffitied, currently surrounds the property (see attached photos). There is simply not enough security on this property and it's location for tenants to feel safe and secure.

The property owner would like to construct a concrete block wall, enclosing the property. Two (2) Variances will be requested to be granted with our design for the block wall.

Variance #1: To allow the concrete block wall on the East property line to be constructed to 12' in height – matching the adjacent property's block wall height. An 8' wall, as indicated in Title 19 Section 19.12.075, is too easily scaled by an individual wanting to commit a crime or vandalism. The extra height and the addition of razor wire on top will increase security for the property and the safety of the tenants occupying the buildings. Another reason for this request is to mediate the sound from the railroad tracks, thus will have no ill effect with the surrounding neighbors.

Variance #2: To waive the requirement for 20% architectural decorative feature on the perimeter wall. The reason we are requesting this variance is that our new walls are away from the public view - it would be a wasted expense. The new wall will match the adjacent properties' painted, smooth face concrete block walls making up the perimeter (photos provided). We intend to paint all perimeter walls a neutral color on the property side to match the building's color.

We hereby request approval of our design based on the merits as described above.

Sincerely,



Brian Wolfe
Cambridge Group

RECEIVED
DEC 09 2010

VAR-40419

CLARK COUNTY BUSINESS LICENSE

LICENSE NUMBER: 2001207-684

NAICS CODE:

LICENSE PERIOD BEGINS: 10/11/2010

LICENSE EXPIRATION DATE: 03/31/2011

POST IN A CONSPICUOUS PLACE AT THE BUSINESS LOCATION

ISSUED TO:

Cambridge Group, Ltd.
1820 E Warm Springs Rd Ste. #120
Las Vegas, NV 89119

BUSINESS LOCATION ADDRESS:

1820 E Warm Springs Rd Ste. #120
Las Vegas, NV 89119

TYPE OF LICENSE: Real Estate Broker

LAND USE: U

Current Planning Comments:

C-P zone. Approved for law firm.

RECEIVED
DEC 09 2010

DISCLAIMER

ISSUANCE OF A BUSINESS LICENSE IS NOT AN ENDORSEMENT OF THE BUSINESS PRACTICE OF THE LICENSEE.

Please See Reverse Side For Additional Information

Jacqueline R. Holloway

JACQUELINE R. HOLLOWAY
Director of Business License

DEPARTMENT OF BUSINESS LICENSE

500 S Grand Central Pky
Box 551810
Las Vegas NV 89155-1810
Phone: (702) 455-4252

2

20041130-0003354

Fee: \$19.00 RPTT: EX#003
N/C Fee: \$0.00

11/30/2004 12:17:52
T20040139612

Requestor:
LAWYERS TITLE OF NEVADA

Frances Deane BGN
Clark County Recorder Pgs: 6

Parcel Number: 162-04-703-007 and 008

Grant, Bargain, Sale Deed

(Title on Document)
(Example: Declaration of Homestead, Quit Claim Deed, etc.)

Recording requested by:
LAWYERS TITLE OF NEVADA, INC

Return to:

Name LAWYERS TITLE OF NEVADA

Address 121D S. VALLEY VIEW BLVD. #104

City/State/Zip LAS VEGAS, NV 89102

RE-RECORDED

RECEIVED
DEC 09 2010

COPY

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.

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER

RECORDED AT THE REQUEST OF
LAWYERS TITLE OF NEVADA

APN: 162-04-703-007, 162-04-703-008
ESCROW NO. 03091927RM/BA

12-02-2003 13:59 ARD

MAIL TAX STATEMENT TO AND
WHEN RECORDED RETURN TO:

OFFICIAL RECORDS

BOOK/INSTR:20031202-02116

PAGE COUNT: 3

**Richard Owings
C/O LEE & ASSOCIATES
1100 GRIER DRIVE
LAS VEGAS, NV 89119**

FEE:	16.00
RPTT:	2,725.95

GRANT, BARGAIN, SALE DEED

R.P.T.T. \$ 2725.95

THIS INDENTURE WITNESSETH: That KURT R. VIEYRA, TRUSTEE OF THE KURT R. AND BARBARA W. VIEYRA CHARITABLE REMAINDER UNITRUST, under agreement dated 14TH day of AUGUST, 2002, 2003, FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Richard Owings and Roxanne Owings, husband and wife as joint tenants with right of survivorship, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows: as community property, all that real property situated in the county of Clark, State of Nevada, bounded and described as follows: ~~See attached Exhibit A for more detailed description~~ described as follows:

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION:

SUBJECT TO:

1. Taxes for the fiscal year 2003-2004.
2. Rights of way, reservations, restrictions, easements and conditions of record.

THIS DOCUMENT IS BEING RE_RECORD TO CORRECT THE LEGAL DESCRIPTION

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

WITNESS my hand this 25th day of November, 2003.

KURT R. AND BARBARA W. VIEYRA
CHARITABLE REMAINDER UNITRUST

KURT R. VIEYRA, Trustee

20031202
.02116

STATE OF NEVADA

)
)ss:
)

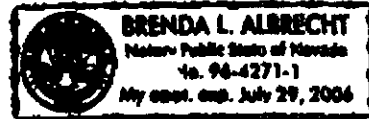
COUNTY OF Clark

On this 25th day of November, 2003, personally appeared before me, a Notary Public in and for said County and State, Kurt R. Vleyra, Trustee, who acknowledged that he executed the above instrument.

WITNESS my hand and official seal.

Brenda L. Albrecht

NOTARY PUBLIC in and for said
County and State.



SUPPLEMENTAL COPY

20031202
02116

PARCEL 1:

That portion of the Southeast Quarter (SE 1/4) of Section 4, Township 21 South, Range 61 East, M.D.B. & M., described as follows

COMMENCING at the point of intersection of the North line of the Southeast Quarter (SE 1/4) of said Section 4 with the West line of the L.A. & S.L. (Union Pacific) railroad right of way - 100 feet wide;
THENCE South $27^{\circ}56'15''$ West along the said West line a distance of 1200.88 feet to a point;
THENCE North $62^{\circ}03'45''$ West a distance of 360.00 feet to a point on the West line of Western Avenue, the TRUE POINT OF BEGINNING;
THENCE continuing North $62^{\circ}03'45''$ West a distance of 285.66 feet to a point;
THENCE South $35^{\circ}24'12''$ West a distance of 100.89 feet to a point;
THENCE South $62^{\circ}03'45''$ East a distance of 299.06 feet to a point;
THENCE North $27^{\circ}56'15''$ East a distance of 100.00 feet to the TRUE POINT OF BEGINNING.

PARCEL 2:

That portion of the Southeast Quarter (SE 1/4) of Section 4, Township 21 South, Range 61 East, M.D.B. & M., described as follows

COMMENCING at the point of intersection of the North line of the Southeast Quarter (SE 1/4) of said Section 4 with the West line of the L.S. & S.L. (Union Pacific) railroad right of way - 100 feet wide;
THENCE South $27^{\circ}56'15''$ West along the said West line a distance of 1100.88 feet to a point;
THENCE North $62^{\circ}03'45''$ West a distance of 360.00 feet to a point on the West line of Western Avenue, the TRUE POINT OF BEGINNING;
THENCE continuing North $62^{\circ}03'45''$ West a distance of 285.66 feet to a point;
THENCE South $35^{\circ}24'12''$ West a distance of 100.89 feet to a point;
THENCE South $62^{\circ}03'45''$ East a distance of 299.06 feet to a point;
THENCE North $27^{\circ}56'15''$ East a distance of 100.00 feet to the TRUE POINT OF BEGINNING.

TOGETHER with all tenements, hereditament and appurtenants thereunto belonging or in anyway appertaining.

2004 NOV 29 A 9 27

[Signature]

EXHIBIT "A"

PARCEL 1:

That portion of the Southeast Quarter (SE $\frac{1}{4}$) of Section 4, Township 21 South, Range 61 East, M.D.B. & M., described as follows:

Commencing at the point of intersection of the North line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 4, with the West line of the Los Angeles and Salt Lake Railroad Company right of way (100 feet wide);

Thence South 27°56'15" West along the West line of said right of way a distance of 900.38 feet to the TRUE POINT OF BEGINNING;

Thence continuing South 27°56'15" West a distance of 100 feet to a point;

Thence North 62°03'45" West a distance of 300 feet to a point;

Thence North 27°56'15" East a distance of 100 feet to a point;

Thence South 62°03'45" East a distance of 300 feet to the TRUE POINT OF BEGINNING.

PARCEL 2:

That portion of the Southeast Quarter (SE $\frac{1}{4}$) of Section 4, Township 21 South, Range 61 East, M.D.B. & M., described as follows:

Commencing at the point of intersection of the North line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 4, with the West line of the Los Angeles and Salt Lake Railroad Company right of way (100 feet wide);

Thence South 27°56'15" West along the West line of said right of way a distance of 1000.88 feet to the TRUE POINT OF BEGINNING;

Thence continuing South 27°56'15" West a distance of 100 feet to a point;

Thence North 62°03'45" West a distance of 300 feet to a point;

Thence North 27°56'15" East a distance of 100 feet to a point;

Thence South 62°03'45" East a distance of 300 feet to the TRUE POINT OF BEGINNING.

Together with all tenements, hereditaments and appurtenants thereunto belonging or in anyway appertaining.

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s):

- a) 162-04-703-007
b) 162-04-703-008
c) _____
d) _____

FOR RECORDERS' OPTIONAL USE ONLY

Document/Instrument# _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

2. Type of Property:

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

RE-RECORDED

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)
Transfer Tax Value:
Real Property Transfer Tax Due:

\$ -0-
\$ -0-
\$ -0-
\$ -0-

4. If Exemption Claimed:

- a) Transfer Tax Exemption, per NRS 375.090, Section: 3
b) Explain Reason for Exemption: Re-record to correct legal description in Deed recorded in Bk 20031202, Inst. # 02116

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 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 Richard Owings Capacity _____ Agent _____
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Kurt R. Vieyra, Trustee
Address: P.O. Box 696
City: Overton
State: NV Zip: 89040

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Richard Owings
Address: 1100 Grier Drive
City: Las Vegas
State: NV Zip: 89119

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Lawyers Title of Nevada, Inc.
1210 S. Valley View Blvd.
Las Vegas, Nevada 89102

Escrow No. 03091927RM/BA
Escrow Officer: Brenda Albrecht

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

3354