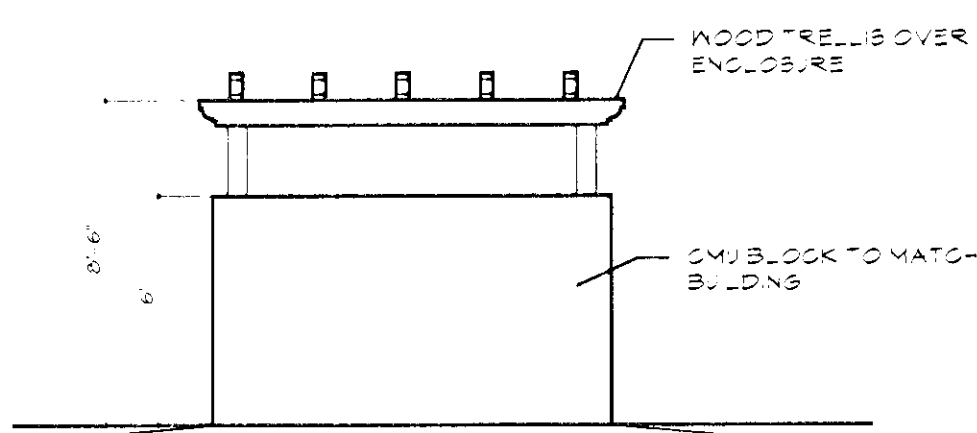
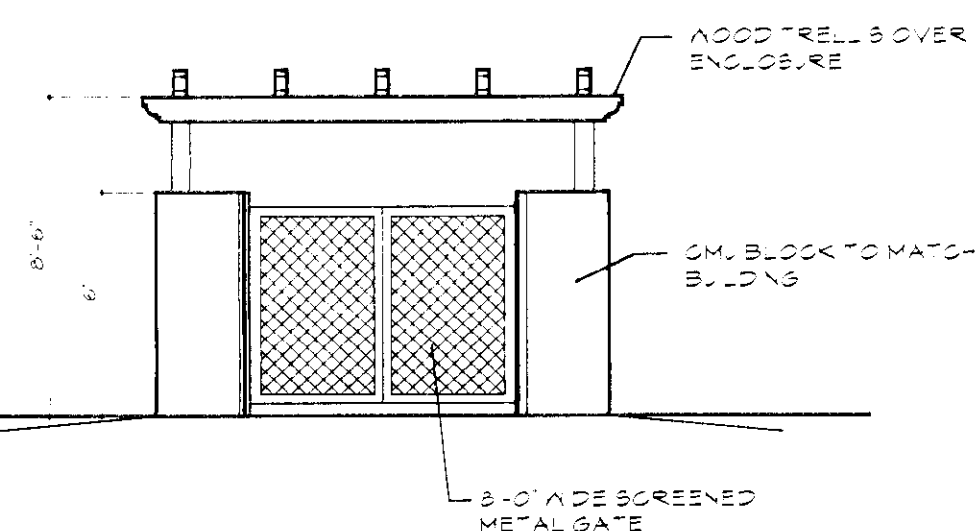
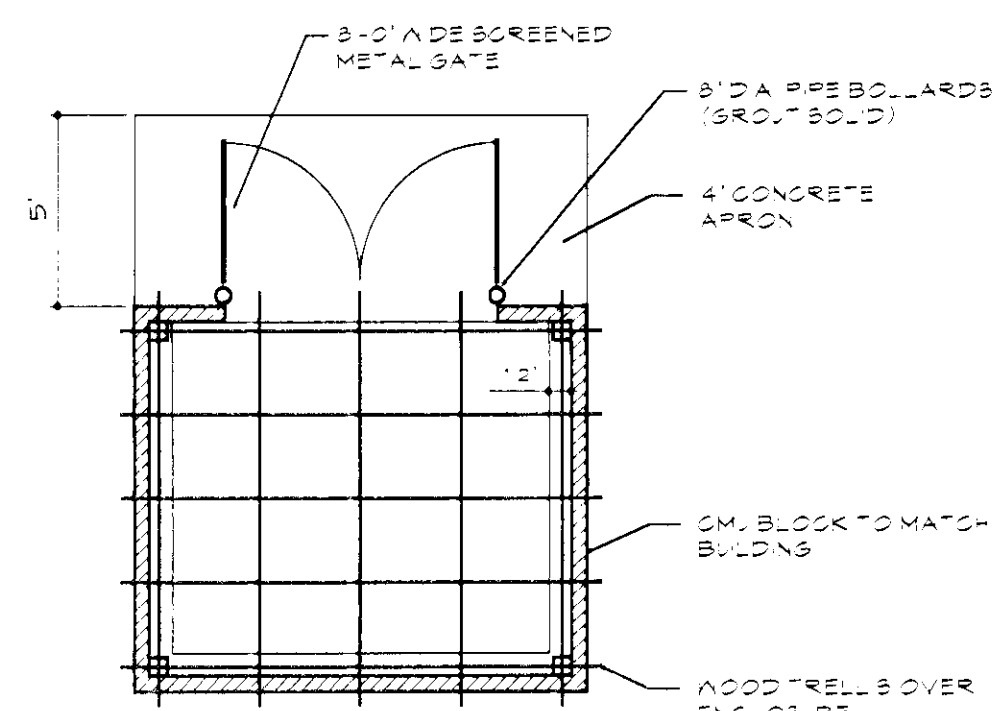
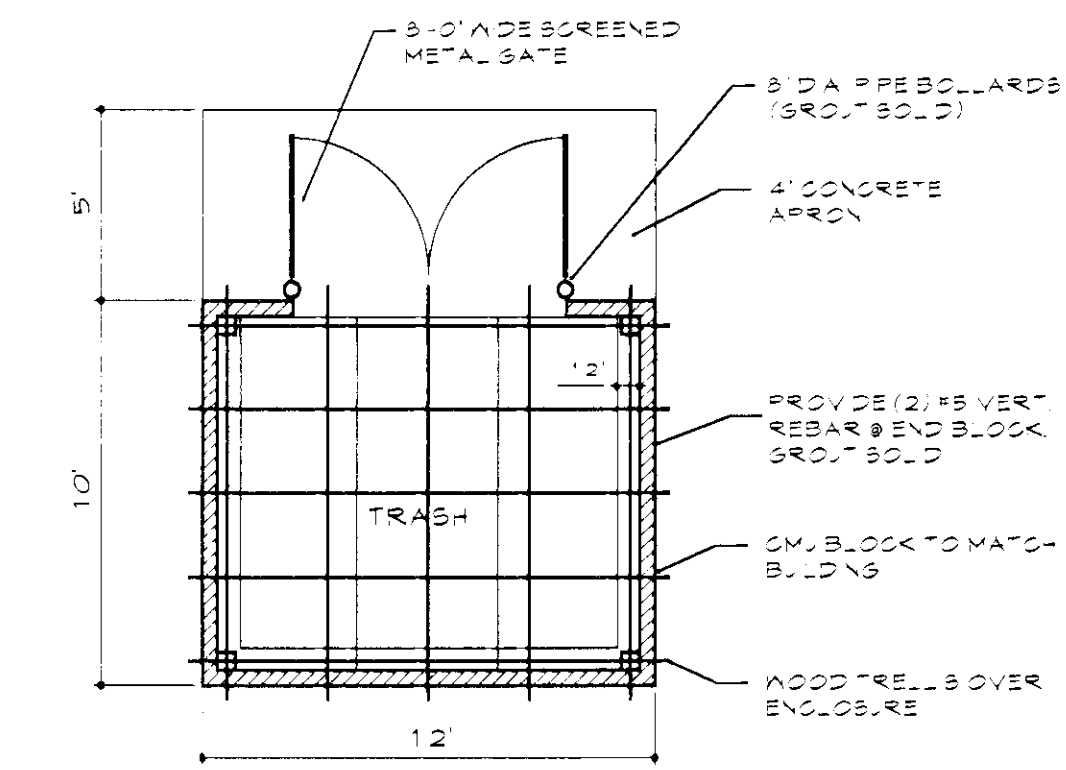
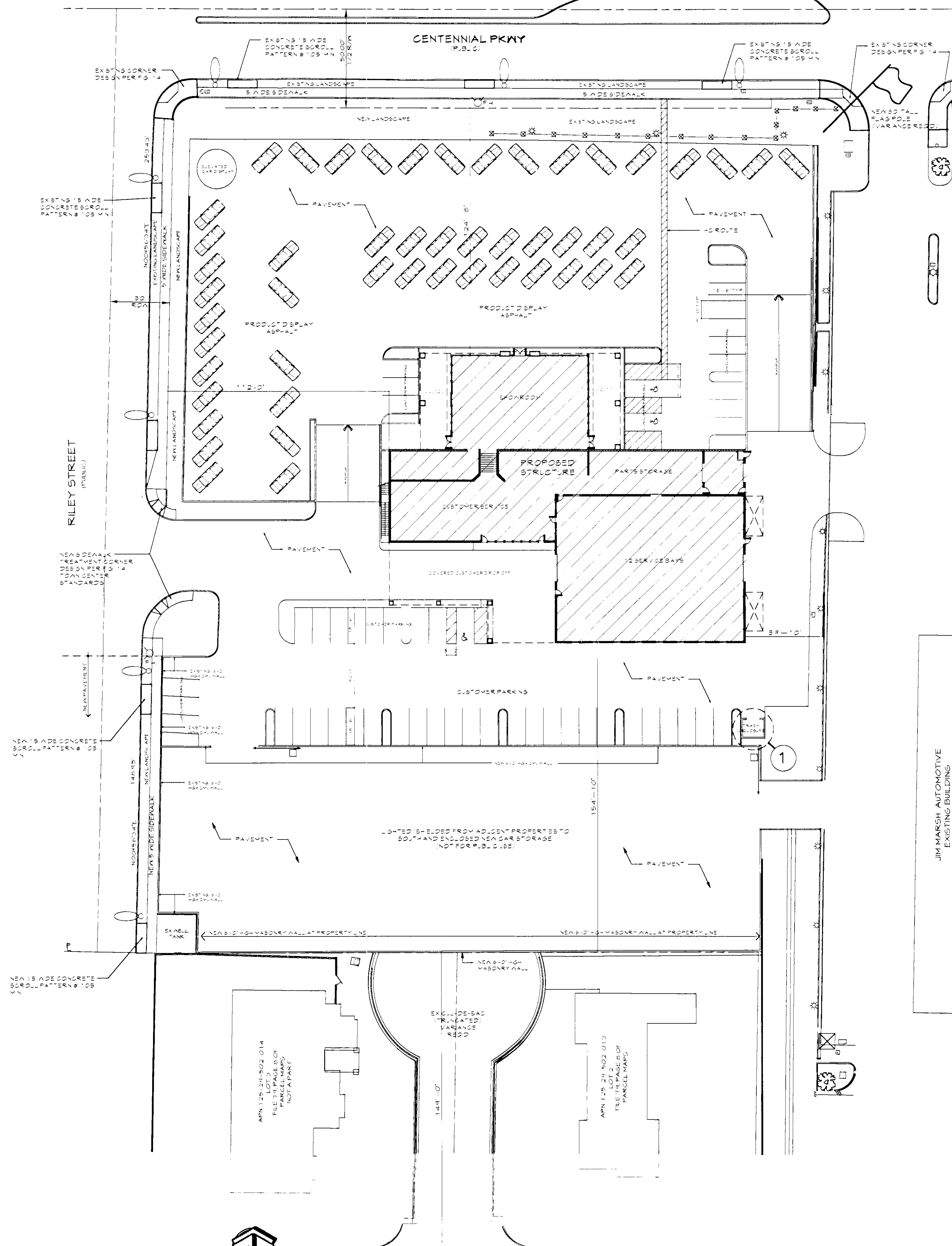




1 TRASH ENCLOSURE

NOT TO SCALE



TOTAL SQUARE FOOTAGES = 24,239 S.F.

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

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

APPROX F.A.R. : 17%

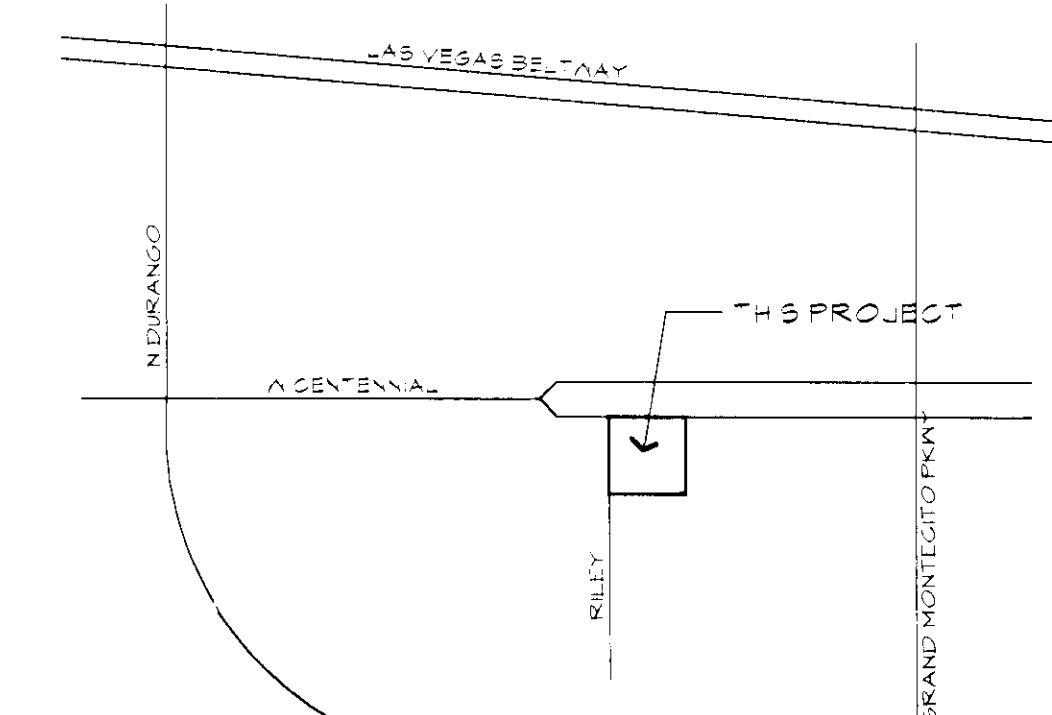
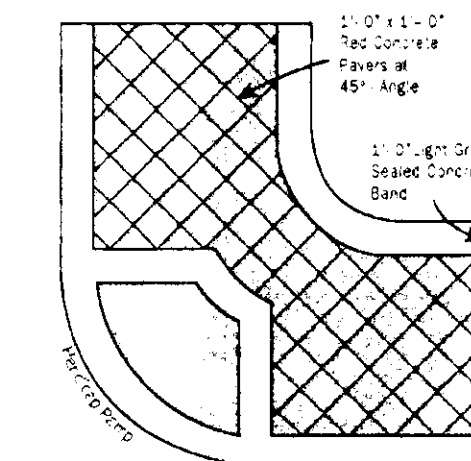
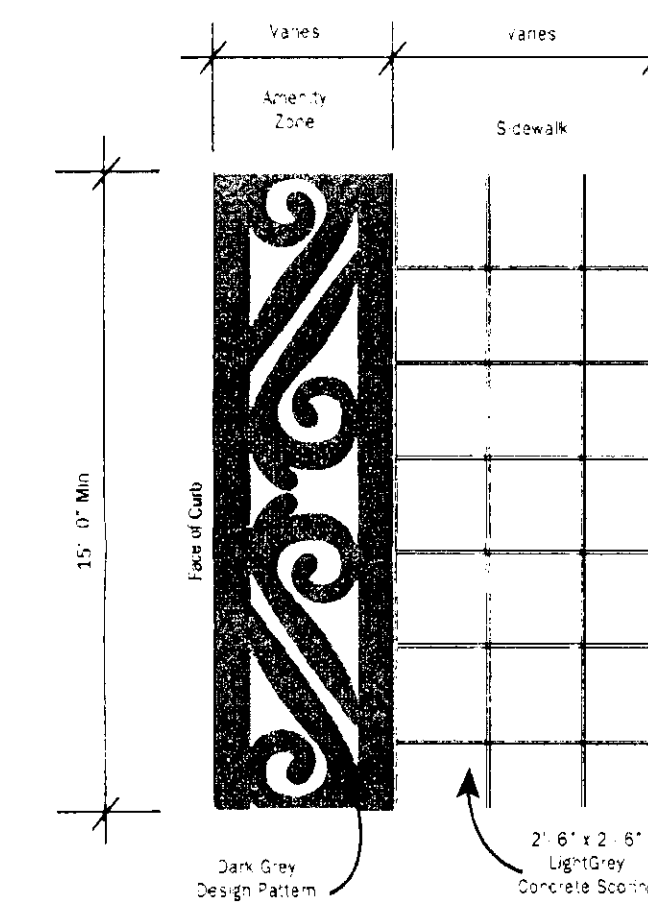
TOWN CENTER OPEN AIR COURTYARDS,
LANDSCAPE, PATIOS OPEN SPACE TO = 20% OR
MORE PER TITLE 19.06.110(E).
142,441 S.F. X .20 = 28,488 S.F. AREA REQUIRED
20,371 S.F. AREA SHOWN = 14% (VARIANCE REQD)

PARKING CALCULATION:

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

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

Amenity Zone and Sidewalk Treatment



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

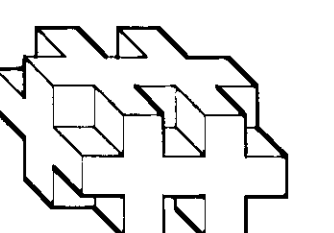
JIM MARSH CHRYSLER / JEEP
SITE PLAN

REVISIONS

1 2 3 4

RICHARD P. THRELFALL ARCHITECT, INC.

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



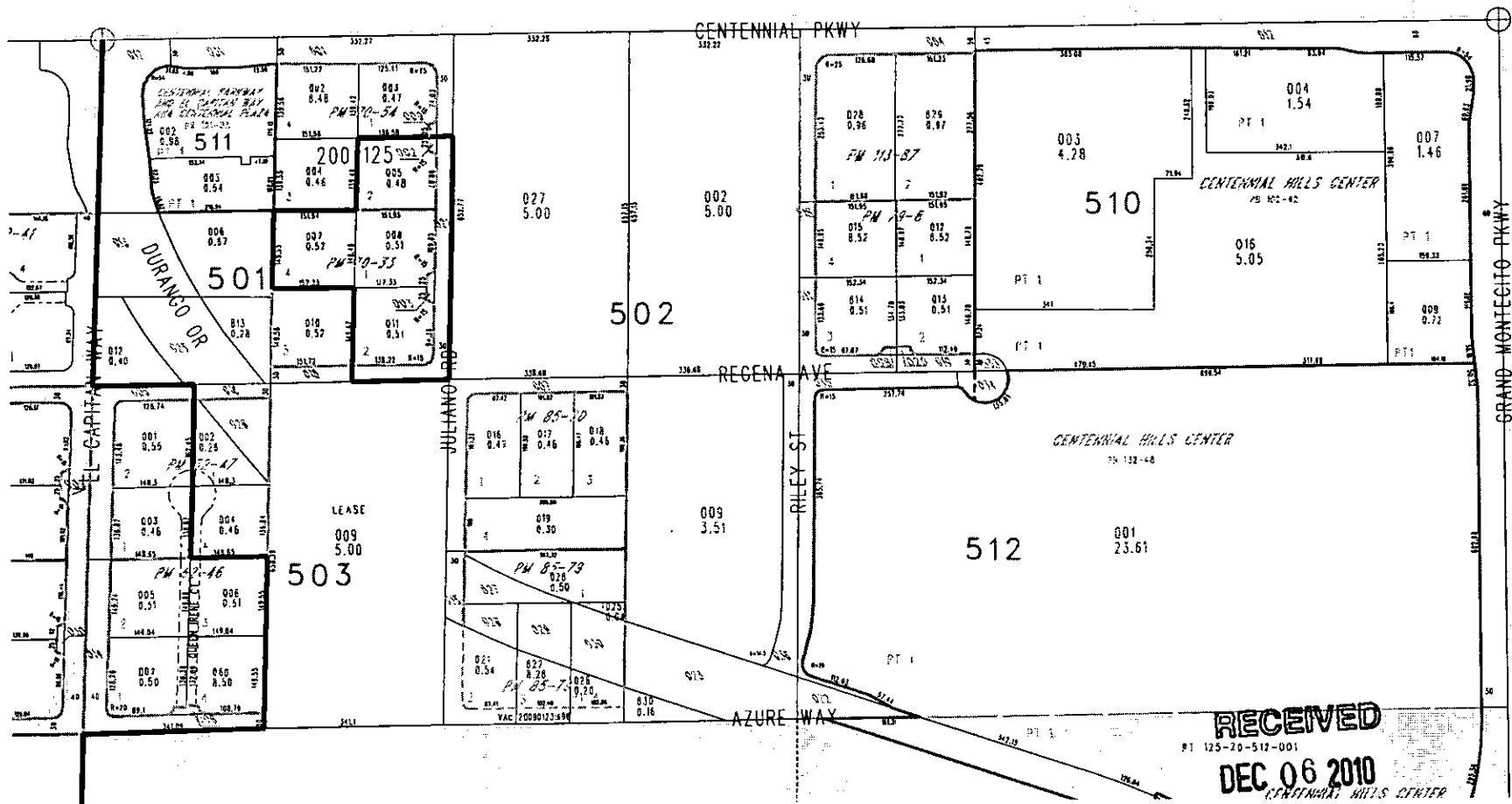
A-1

WVR-40381

RECEIVED
DEC 08 2010

City of Las Vegas

NOTES This map is for assessment use only and does NOT represent a survey. My liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information. USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11217 ORIGINAL 	MAP LEGEND ——— PARCEL BOUNDARY ——— SUBD BOUNDARY - - - ROAD EASEMENT ——— PM/LD BOUNDARY - - - NON-PARCEL LOT LINE - - - WATCH LINE / LEADER LINE --- ROAD ID NUMBER	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T19S R60E	29	N 2 NE 4	125-29-5																																																																								
		AVERAGE OF VALUE 45	PARCEL NUMBER 001	PARCEL NUMBER 202	<table border="1"> <tr> <th>R59E</th> <th>R60E</th> <th>R61E</th> </tr> <tr> <td>99</td> <td>100</td> <td>101</td> </tr> <tr> <td>126</td> <td>125</td> <td>124</td> </tr> <tr> <td>132</td> <td>138</td> <td>139</td> </tr> </table>	R59E	R60E	R61E	99	100	101	126	125	124	132	138	139	<table border="1"> <tr> <td>8</td> <td>5</td> <td>4</td> <td>3</td> <td>2</td> <td>1</td> </tr> <tr> <td>7</td> <td>8</td> <td>9</td> <td>10</td> <td>11</td> <td>12</td> </tr> <tr> <td>13</td> <td>14</td> <td>15</td> <td>16</td> <td>17</td> <td>18</td> </tr> <tr> <td>19</td> <td>20</td> <td>21</td> <td>22</td> <td>23</td> <td>24</td> </tr> <tr> <td>25</td> <td>26</td> <td>27</td> <td>28</td> <td>29</td> <td>30</td> </tr> <tr> <td>31</td> <td>32</td> <td>33</td> <td>34</td> <td>35</td> <td>36</td> </tr> </table>	8	5	4	3	2	1	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	<table border="1"> <tr> <td>0</td> <td>4</td> <td>8</td> <td>4</td> </tr> <tr> <td>5</td> <td>1</td> <td>5</td> <td>1</td> </tr> <tr> <td>6</td> <td>2</td> <td>6</td> <td>2</td> </tr> <tr> <td>7</td> <td>3</td> <td>7</td> <td>3</td> </tr> <tr> <td>8</td> <td>4</td> <td>8</td> <td>4</td> </tr> <tr> <td>5</td> <td>1</td> <td>5</td> <td>1</td> </tr> </table>	0	4	8	4	5	1	5	1	6	2	6	2	7	3	7	3	8	4	8	4	5	1	5	1
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PARCEL ACREAGE 1.00	PARCEL SUB/SED NUMBER 202	PLAT RECORDING NUMBER 5	BLOCK NUMBER 5	LOT NUMBER 5	GOV. LOT NUMBER 013	Scale: 1"=200'	Rev: 03/25/09																																																																								
ROAD ID NUMBER 013	ROAD ID NUMBER 013	ROAD ID NUMBER 013	ROAD ID NUMBER 013	ROAD ID NUMBER 013	ROAD ID NUMBER 013	ROAD ID NUMBER 013	ROAD ID NUMBER 013																																																																								

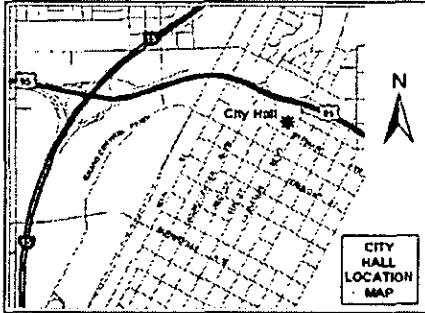


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DEC 06 2010
 City of Las Vegas
 TAX DIST 125,200
WVR-40381

A-1

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.

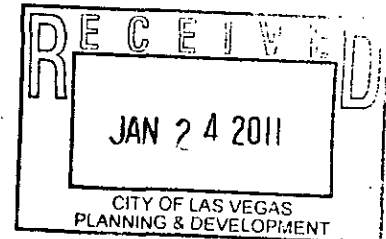
WVR-40381 & SDR-40077

Planning Commission Meeting of 1/25/2011

31 KRDFNP1 89149



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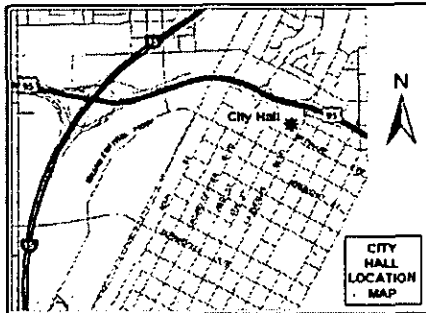


Case: WVR-40381
12529502028
MARSH JIM AMERICAN CORPORATION
8555 W CENTENNIAL PKWY
LAS VEGAS NV 89149-0000

46-47
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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
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I SUPPORT
this Request



I OPPOSE
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Please use available blank space on card for your comments.

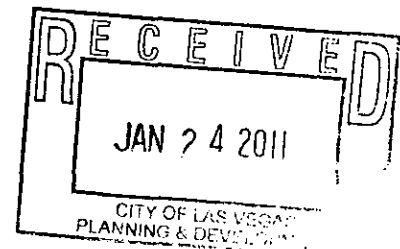
WVR-40381 & SDR-40077

Planning Commission Meeting of 1/25/2011

31 KRDFNP1 89149



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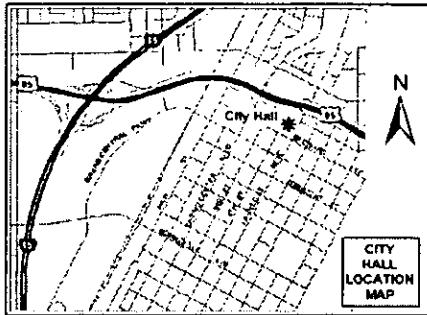


Case: WVR-40381
12529502015
MARSH JIM AMERICAN CORPORATION
8555 W CENTENNIAL PKWY
LAS VEGAS NV 89149-4531

46-47
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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



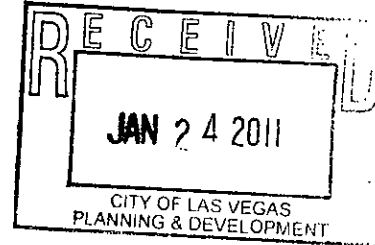
I OPPOSE
this Request

Please use available blank space on card for your comments.

WVR-40381 & SDR-40077

Planning Commission Meeting of 1/25/2011

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Las Vegas, NV
Permit No. 1630



Case: WVR-40381
12529502012
JIM MARSH AMERICAN CORPORATION
8555 CENTENNIAL PKWY
LAS VEGAS NV 89149-4531

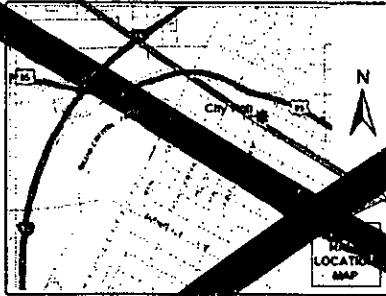
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31 KRDFNP1 89149



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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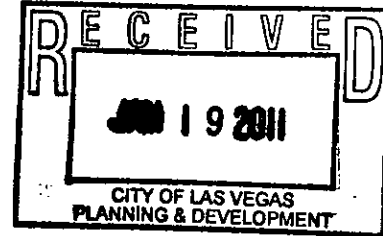


I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-40379 & VAR-40380

Planning Commission Meeting of 1/25/2011



12629503003

Case: VAR-40379

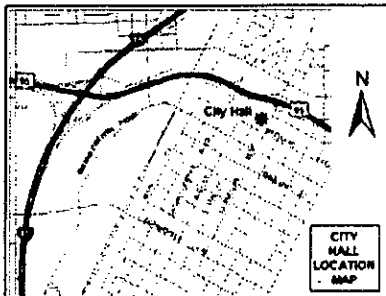
MATTHEWS ROBERT & DEBBRA FAM TR
6265 QUEEN IRENE CT
LAS VEGAS NV 89149-0200

31 KRDFNP1 89149

|||||

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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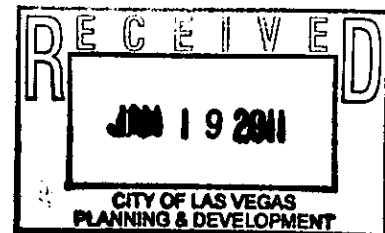


I OPPOSE
this Request

Please use available blank space on card for your comments.

WVR-40381 & SDR-40077

Planning Commission Meeting of 1/25/2011



12629503003

Case: WVR-40381

MATTHEWS ROBERT & DEBBRA FAM TR
6265 QUEEN IRENE CT
LAS VEGAS NV 89149-0200

31 KRDFNP1 89149

|||||

46-47
P

Case WVR-4033:
12528101008
BARTSAS MARY ZO L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

February 17, 2011

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

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

Dear Mr. Bauck:

The City Council at a regular meeting held February 16, 2011, APPROVED the request for a Waiver of Title 18.12.130 TO ALLOW A PRIVATE STREET TO TERMINATE WITHOUT A CIRCULAR CUL-DE-SAC on 1.04 acres adjacent to the east side of Riley Street, approximately 148 feet north of Regena Avenue (APNs 125-29-502-012 and 015), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on February 17, 2011. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variances (VAR-40380 and VAR-40379) and Site Development Plan Review (SDR-40077) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Private drive, service and utility easements on APNs 125-29-510-015 and 125-29-510-012, which recorded on Parcel Map (PM 236-93), shall be removed or relocated through an appropriate mapping action prior to approval of any civil improvement plans. Signatures of all affected property owners shall be required for any such application to amend the existing map or record a new map.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Mr. Zip Bauck
WVR-40381 – Page Two
February 17, 2011

Public Works

6. Provide notarized affidavits of support from both of the other property owners sharing this private street prior to the issuance of any permits for construction over or abutting the area in question.

Sincerely,



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

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



January 26, 2011

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

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

Dear Mr. Bauck:

Your request for a Waiver of Title 18.12.130 TO ALLOW A PRIVATE STREET TO TERMINATE WITHOUT A CIRCULAR CUL-DE-SAC on 1.04 acres adjacent to the east side of Riley Street, approximately 148 feet north of Regena Avenue (APNs 125-29-502-012 and 015), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on January 25, 2011.

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variances (VAR-40380 and VAR-40379) and Site Development Plan Review (SDR-40077) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Private drive, service and utility easements on APNs 125-29-510-015 and 125-29-510-012, which recorded on Parcel Map (PM 236-93), shall be removed or relocated through an appropriate mapping action prior to approval of any civil improvement plans. Signatures of all affected property owners shall be required for any such application to amend the existing map or record a new map.

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

Printed with environmentally friendly soy ink. A small recycling symbol consisting of three chasing arrows forming a triangle.

Mr. Zip Bauck
WVR-40381 - Page Two
January 26, 2011

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

Public Works

6. Provide notarized affidavits of support from both of the other property owners sharing this private street prior to the issuance of any permits for construction over or abutting the area in question.

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,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

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

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

January 13, 2011

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

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

Dear Mr. Bauck:

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

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, January 19, 2011** at www.lasvegasnevada.gov. 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,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

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

Mayor
Oscar B. Goodman

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



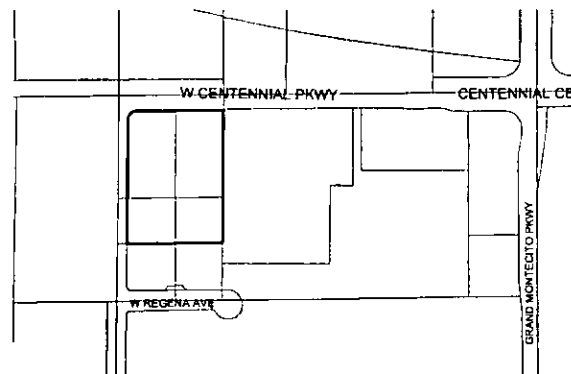
Application Information

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

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

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

Application Location



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

Public Hearing Information

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

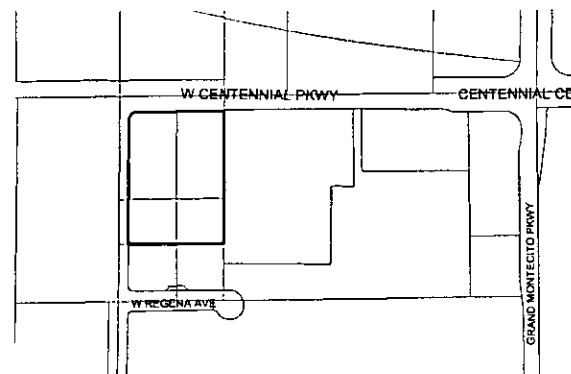
Application Information

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

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

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

Application Location



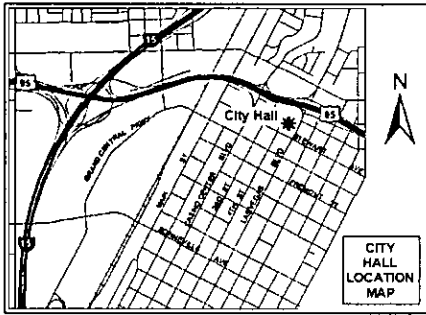
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

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

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

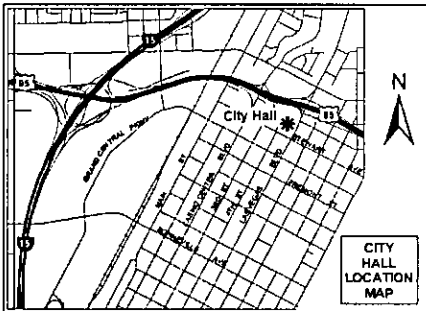
Please use available blank space on card for your comments.

WVR-40381 & SDR-40077

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.

WVR-40381 & SDR-40077

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:

WVR-40381

Canyon Creek North HOA

Cimarron Ridge HOA

Cimarron Springs HOA

Cimarron Village North HOA

Elkhorn Cimarron Estates HOA

Skypointe HOA

Spinnaker Homes At Centennial Hills HOA

Timberlake Street and LMA

Town Center Village Community Association

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; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riekkilä, Survey (FM, PM, & A's only)
Date: January 4, 2011
Re: **WVR-40381** Jim Marsh American Corporation SEC of Centennial Pkwy. & Regina Ave.
Request for a Waiver of 18.12.130 to allow a private street to terminate without a circular cul-de-sac

COMMENTS:

The applicants request for a Waiver of Title 18.12.130 to allow a private street to terminate in dead-end stubs where cul-de-sacs are required on 2.97 Acres at the southeast corner of Centennial Parkway and Regina Avenue is self-imposed and therefore Public Works recommends **Denial** of this request unless the applicant provides notarized affidavits of support from all abutting property owners affected.

CONDITIONS OF APPROVAL:

1. Provide notarized affidavits of support from both of the other property owners sharing this private street prior to the issuance of any permits for construction over or abutting the area in question.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

WVR-40381

HAND DELIVERED

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

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 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-40379 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION - Request for a Variance TO ALLOW A PROPOSED 80-FOOT TALL FLAGPOLE WHERE 40 FEET IS ALLOWED on 2.97 acres adjacent to the southeast corner of Centennial Parkway and Riley Street (APNs 125-29-502-012, 015, 028, and 029), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

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

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

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

PLANNING COMMISSION: **JANUARY 25, 2011**

CITY COUNCIL: **FEBRUARY 16, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **DECEMBER 22, 2010**

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

LIST COMMENTS BELOW:

JS

Report Date 12/06/2010 02:09 PM

Submitted By

Page 1

A/P # 40381 WAIVER

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/06/2010 10:16	983052	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

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

Parent A/P # 40379
Project # 40381 Project/Phase Name JIM MARSH CHRYSLER Phase #
Size/Area 1.04 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 12529502012

Location

Owner/Tenant

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

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12529502012
12529502015

Report Date 12/06/2010 02:09 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1262039 ☐ Foreign
Effective Expire
Name JIM MARSH AMERICAN CORPORATION
Day Phone (702)946-9042 x Eve Phone Organization
Pager PIN # Position
Fax (702)946-6934 Mobile Profession
E-Mail
Address 8555 CENTENNIAL PKWY
LAS VEGAS, NV 89149-4531
Seasonal Addr

Valid From To
Comments No Comments

Primary Y Capacity OTHER Other REP Contact ID AC1836782 ☐ Foreign
Effective Expire
Name THRELFALL RICHARD PETER
Day Phone (702)388-0716 x Eve Phone Organization
Pager PIN # Position
Fax (702)873-3717 Mobile Profession
E-Mail
Address 6512 W DIABLO
LAS VEGAS, NV 89118-1810
Seasonal Addr

Valid From To
Comments Rich Threlfall - 388-0716

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$300.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
421411 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
421412 DEVCD #1 (DEVELOPMENT COORDINATION)	Incomplete
421422 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
421420 FLDOD #1 (FLOOD CONTROL)	Incomplete
421419 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
421413 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
421421 ROW #1 (RIGHT-OF-WAY)	Incomplete
421416 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
421418 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
421417 SURVEY #1 (SURVEY)	Incomplete
421415 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
421414 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Failed
(PT-ENTER THE #OF LABELS)	
(AT-COMPLETE DRT PROCESS)	

Report Date 12/06/2010 02:09 PM

Submitted By

Page 3

Item Description	Item Status
------------------	-------------

(PT-NOTIFICATION MAP DATE)	
(AT-ROUTE PLANS FOR REVIEW)	
(AT-SEND PUB HEARING NOTICE)	
(AT-SEND TO REVIEW JOURNAL)	
(PT-SIZE OF NOTIFICATION AREA)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Activity Review Details

Detail	Modified By	Modified Date/Time
SUBMITTAL CHECKLIST (WVR)	FSDLIS	12/06/2010 10:15
Comments		
No Comments		

SUBMITTAL CHECKLIST

Indicate if item is being submitted

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

Y Business Licensing Requirements Met
N Business License Exempt

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

There is no planning condition for this project.

WAIVER

Y Parent Project link required?

Hearing Type

Public or Non-Public PUBLIC

Staff Recommendation

Entitlement Exercised?

Meeting information

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

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

City of Las Vegas

400 Stewart Ave

Las Vegas, NV 89101-2927

WVR Application

Report Date 12/06/2010 02:09 PM

Submitted By

Page 4

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

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

No children exist for this project

Employee ID	Last	First	MI	Comments
982110	SWANTON	STEPHEN	L	Planning x4714

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

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	12/06/2010 10:24		0.00
	ZIP BAUCK, JIM MARSH AUTOMOTIVE CK 90868, 702.946.1000 (40379-40381)				

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

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

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

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

REPRESENTATIVE Richard P. Threlfall Contact Richard Threlfall
Architect, Inc.
 Address 6512 WEST DIABLO DR. Phone: 388-0716 Fax: 873-3717
 City LAS VEGAS State NV Zip 89118
 E-mail Address rptarch@cox.net

Property Owner Signature* [Signature]

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

Print Name Jim Marsh

Subscribed and sworn before me

This 4TH day of DECEMBER, 20 10

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>WVR-40381</u>
Meeting Date:	<u>1-25-10</u>
Total Fee:	<u>830</u>
Date Received:	<u>12-6-10</u>
Received By:	<u>KS</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

Case Number: **WVR-40381** APN: 125-29-502-012, 015, 028, 029

Name of Property Owner: Jim Marsh American

Name of Applicant: Jim Marsh American

Name of Representative: Richard Threlfall Architect, Inc

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: [Signature]

Print Name: Jim Marsh

Subscribed and sworn before me

This 4th day of DECEMBER, 20 10

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



RECEIVED

DEC 06 2010

City of Las Vegas

City of Las Vegas

DEC 06 2010

RECEIVED

12/6/10

Justification letter

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

Address: 8623 West Centennial Pkwy

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

Existing zoning: T-C (Town Center District)

Proposed use: Motor Vehicle Sales / Service

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

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

Wavers requested:

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

Variances requested:

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

Other items:

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

Thank you



Richard Threlfall Architect Inc.

RECEIVED
DEC 06 2010
City of Las Vegas

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

20050518-0003186

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

05/18/2005 13:01:47
720050092546

Requestor:
CHICAGO TITLE

Frances Deane KGP
Clark County Recorder Pgs: 6

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

WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:

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

12/1

ESCROW NO: 05002694-030-MD

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

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

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

Jim Marsh American Corporation, a Nevada Corporation

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

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

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

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

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

SELLERS:

Eckley M. Keach

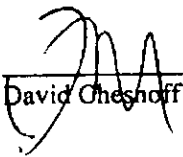
Ann Durango LLC

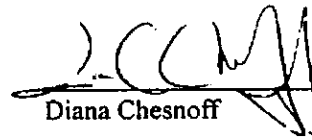
by: Elize Onofre, managing member

RECEIVED

DEC 06 2010

City of Las Vegas


David Chesnoff


Diana Chesnoff

ASSESSOR'S COPY

ESCROW NO: 05002694-030-MD

STATE OF NEVADA)
) ss.
COUNTY OF Clark)

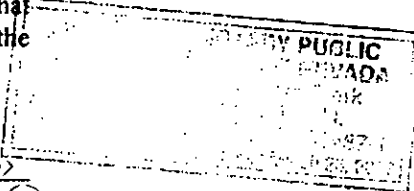
Escrow No. 05002694-030-MD

On this 5/13/05

appeared before me, a Notary Public,

Edley M. Leach
& Julie Andre

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



[Signature]
Notary Public
My commission expires:

DUPLICATE COPY

ESCROW NO: 05002694-030-MD

STATE OF NEVADA)

Escrow No. 05002694-030-MD

) ss.

COUNTY OF Clark)

On this 9th day of May 2005

appeared before me, a Notary Public,

David and Diana
Chesnoff

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

Mary A. Guido
Notary Public
My commission expires:



ASSIGNOR'S COPY

ESCROW NO: 05002694-030-MD

EXHIBIT A

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

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

ASSESSOR'S COPY

**State of Nevada
Declaration of Value**

1. Assessor's Parcel Number(s)

a) 125-29-502-003

b)

c)

d)

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

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

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

Transfer Tax Value: \$2,300,000.00

Real Property Transfer Tax Due: \$11,730.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

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

Signature _____

Capacity grantor

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Beckley, Keith

Address: 550 S. 4th St

City: LV

State: NV Zip: 89104

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Jim Marshall

Address: 8555 W. Charleston

City: LV

State: NV Zip: 89144

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

Print Name: Chicago Title

Escrow #: 05002694-030

Address: 3980 Howard Hughes Parkway

City/State/Zip: Las Vegas, NV 89109

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

5186

20050518-0003189

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

05/18/2005 13:01:47
T20050092546

Requestor:
CHICAGO TITLE

Frances Deane KGP
Clark County Recorder Pgs: 4

APN: 125-29-502-015

Affix R.P.T.T. \$2,167.50

WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:

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

ESCROW NO: 05003098-030-MD

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

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

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

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

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

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

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

SELLERS:

Eckley M. Keach

Joseph A. Bravo

ESCROW NO: 05003098-030-MD

STATE OF NEVADA)
) ss.
COUNTY OF Clark)

Escrow No. 05003098-030-MD

On this 5/10/05

appeared before me, a Notary Public,

Eckley M. Keach &
Joseph A. Bravo

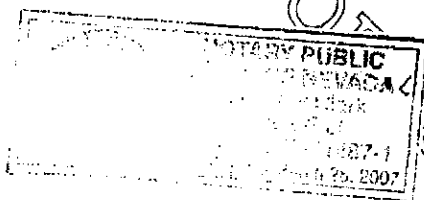
personally known or proven to me to be the
person(s) whose name(s) is/are subscribed to the
above instrument, who acknowledged that
he/she/they executed the instrument for the
purposes therein contained.

[Signature]

Notary Public

My commission expires:

3/26/07



COPY

ESCROW NO: 05003098-030-MD

EXHIBIT A

PARCEL 1:

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

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

PARCEL 2:

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

ASSESSOR'S COPY

**State of Nevada
Declaration of Value**

1. Assessor's Parcel Number(s)

a) 125-29-502-015

b)

c)

d)

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

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

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

Transfer Tax Value: \$425,000.00

Real Property Transfer Tax Due: \$2,167.50

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

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

Signature _____

Capacity grantor

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Eckley Keach

Address: 520 S. 4th Street

City: Las Vegas

State: NV Zip: 89101

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jim Marsh American Corp.

Address: 8555 W. Centennial Pkwy

City: Las Vegas

State: NV Zip: 89149

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

Print Name: Chicago Title

Escrow #: 05003098-030

Address: 3980 Howard Hughes Parkway

City/State/Zip: Las Vegas, NV 89109

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

3189

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

(4)
2

20060802-0004614

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

08/02/2006 14:27:05
T20060134903

Requestor:
STEWART TITLE OF NEVADA

Frances Deane RMS
Clark County Recorder Pgs: 4

GRANT, BARGAIN, SALE DEED

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

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

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

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

SUBJECT TO:

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

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

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

Dated: 7/31/06

Michelle A. Ware Trust Dated April 23, 1998

BY: Michelle Ann Ware Trust
Michelle Ann Ware, Trustee

State of Nevada

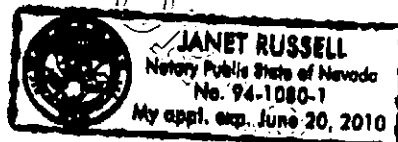
County of Clark

This instrument was acknowledged before me on

By: Michelle Ann Ware

Signature:

Janet Russell
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

129) 125-29-502-012
b) _____
c) _____
d) _____

FOR RECORDER'S OPTIONAL USE ONLY

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

2. Type of Property

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

3. Total Value/Sales Price of Property:

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

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: 100 %

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

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature:

Capacity:

Michelle A. Ware Trust Dated April 23, 1998

Signature:

Capacity:

Jim Marsh

Buyer

SELLER (GRANTOR) INFORMATION

Print Name: _____
Address: _____
City/State/Zip: _____

BUYER (GRANTEE) INFORMATION

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

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

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

4614

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 125-29-502-012
b) _____
c) _____
d) _____

FOR RECORDER'S OPTIONAL USE ONLY

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

2. Type of Property

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

3. Total Value/Sales Price of Property

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

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: 100 %

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

Signature: _____

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

Capacity: _____

Seller

Signature: _____

Jim Marsh

Capacity: _____

SELLER (GRANTOR) INFORMATION

Print Name: _____

Address: _____

City/State/Zip _____

BUYER (GRANTEE) INFORMATION

Print Name: _____

Address: _____

City/State/Zip _____

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

Company Name: Stewart Title of Nevada

Escrow No 603662-LJJ

Address: 3773 Howard Hughes Parkway, Suite 160 N

City Las Vegas

State: NV

Zip 89109

4614

Darline Reeder

From:
Sent:
To:
Subject:

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

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

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

No members of the public attended the meeting.

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

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

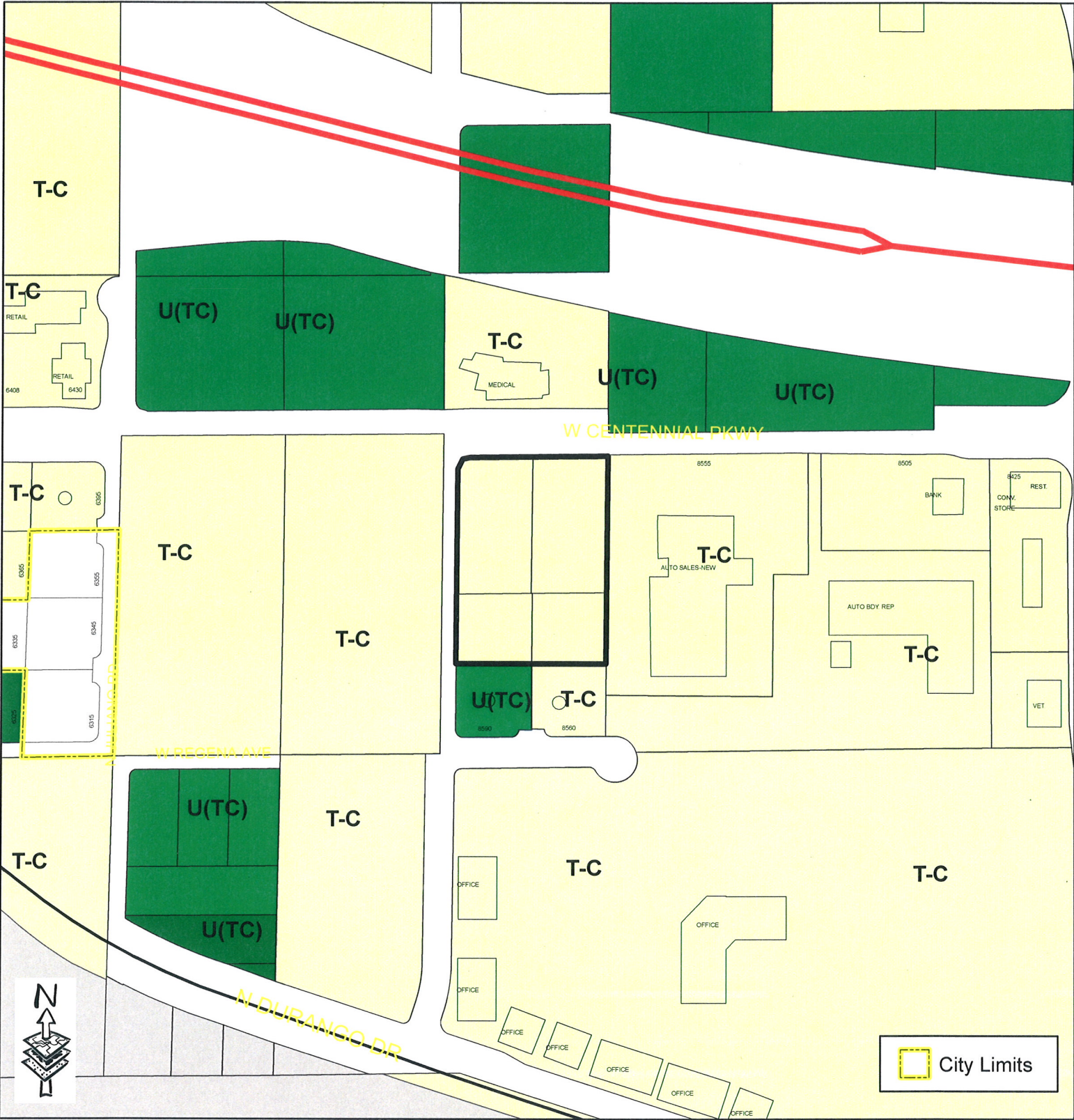
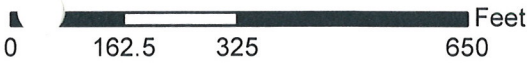
VAR-40379 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION -
Request for a Variance TO ALLOW A PROPOSED 80-FOOT TALL FLAGPOLE WHERE 40 FEET IS ALLOWED on 2.97 acres adjacent to the southeast corner of Centennial Parkway and Riley Street (APNs 125-29-502-012, 015, 028, and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

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

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

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

Centennial Parkway and Riley Street (APNs 125-29-502-012, 015, 028, and 029), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).



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

ROI Zoning

Data current as of: February 14, 2011

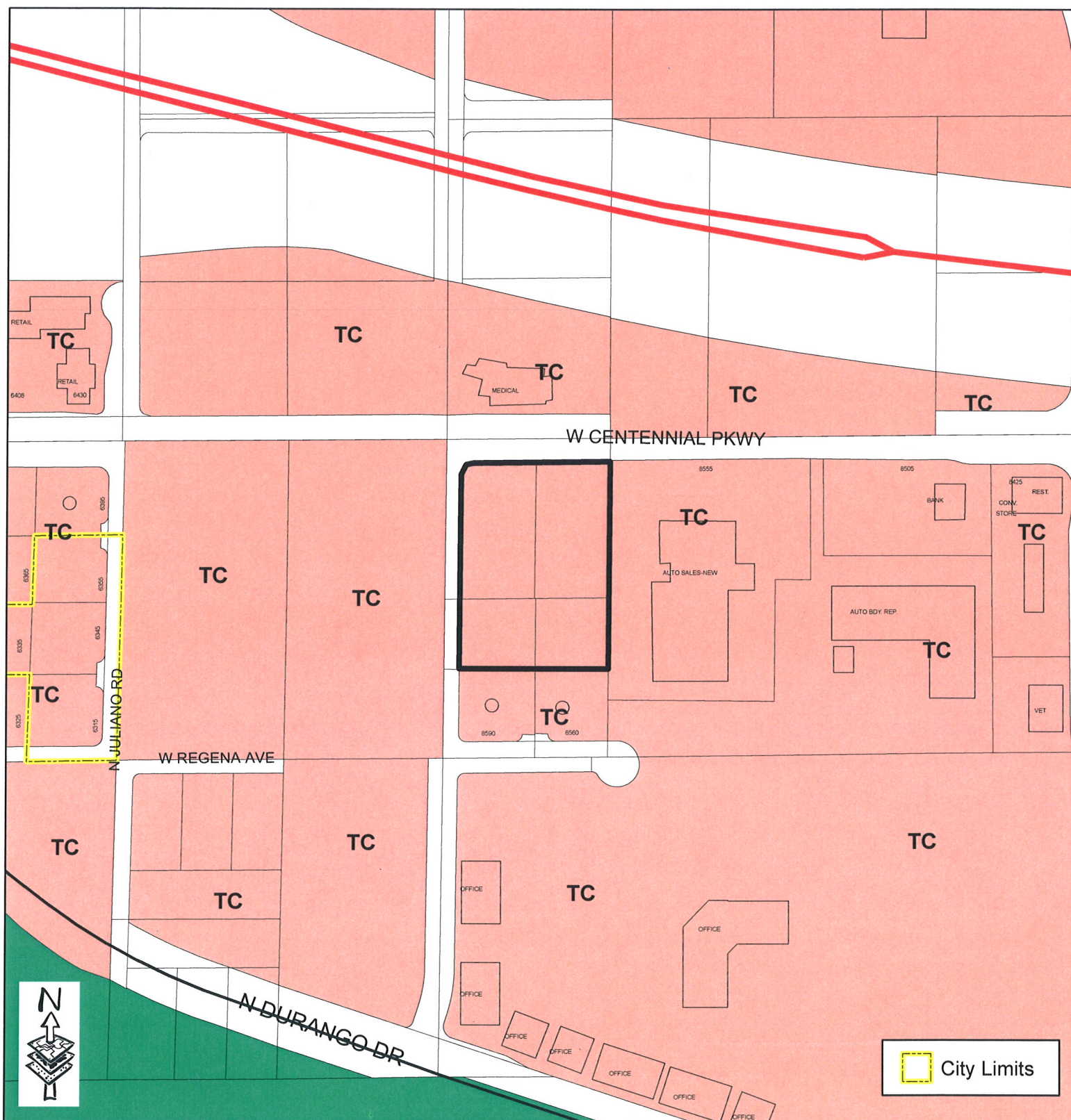
PLANNING & DEVELOPMENT

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

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

SDR-40077 General Plan/Future Land Use

0 162.5 325 650 Feet



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

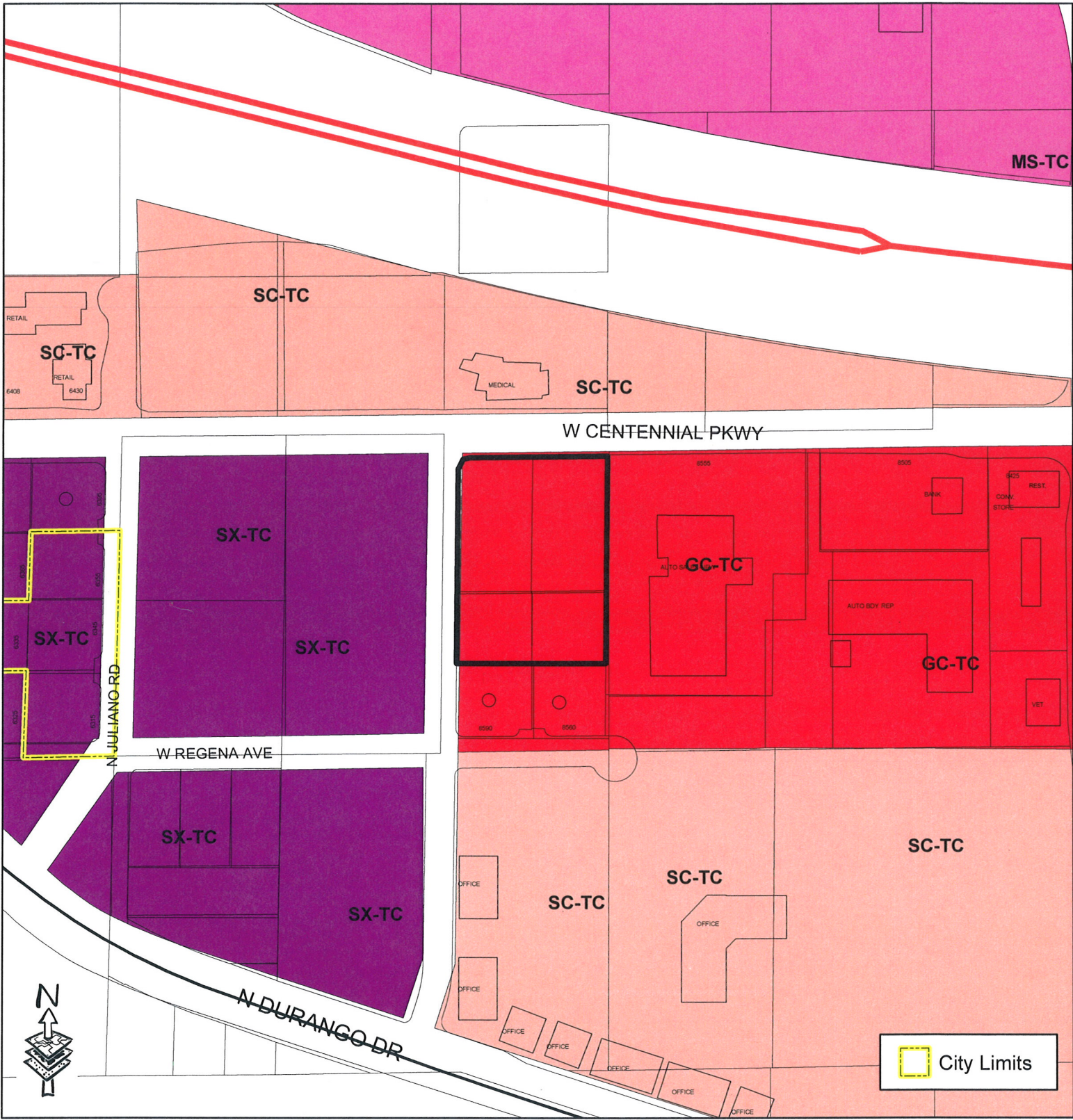
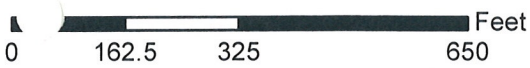
Data current as of: February 14, 2011



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept
702-229-6301



SDR-40077 Town Center Designation



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

Data current as of: February 14, 2011

PLANNING & DEVELOPMENT

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



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

Data current as of: February 14, 2011



PLANNING & DEVELOPMENT

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

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



CITY OF LAS VEGAS

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

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

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

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

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

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

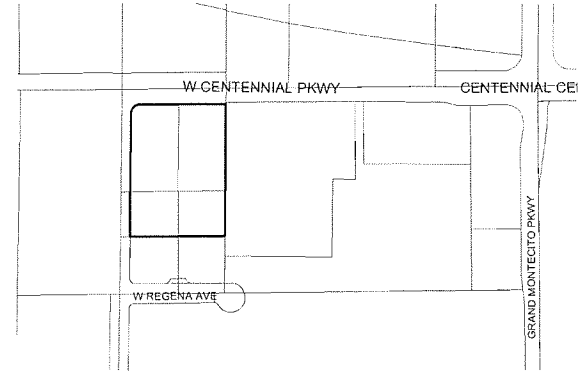
Application Information

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

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

Application Location



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

Neighborhood Meeting Information

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

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

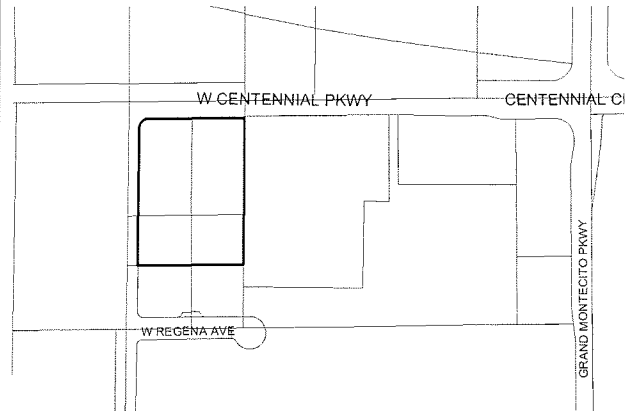
Application Information

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

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Neighborhood Meeting Information

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

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

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

Official Notice of Neighborhood Meeting

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

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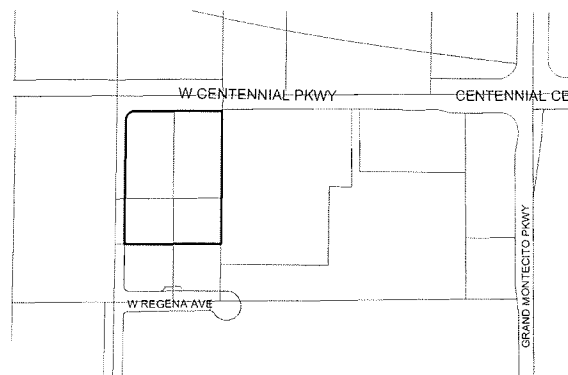
Application Information

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

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

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Application Location



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

Neighborhood Meeting Information

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

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

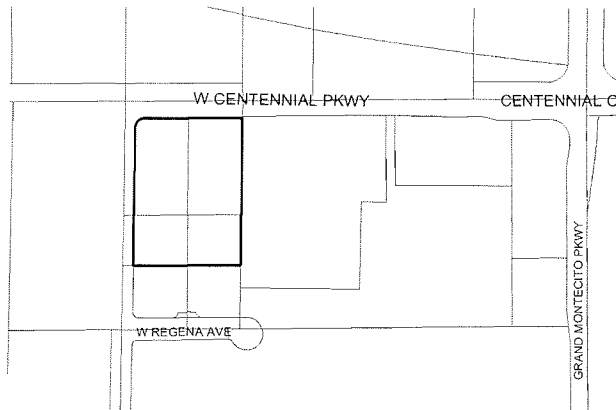
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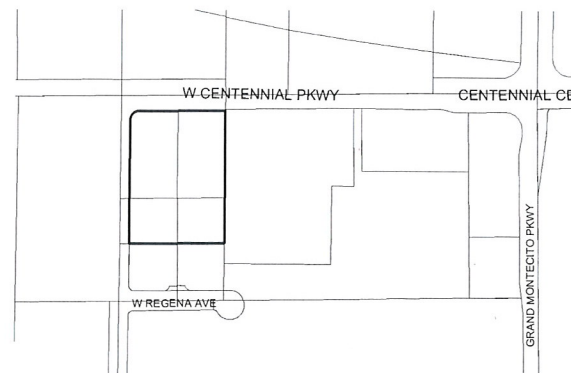
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VAR-40379 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION - Request for a Variance TO ALLOW A PROPOSED 80-FOOT TALL FLAGPOLE WHERE 40 FEET IS ALLOWED on 2.97 acres adjacent to the southeast corner of Centennial Parkway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

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

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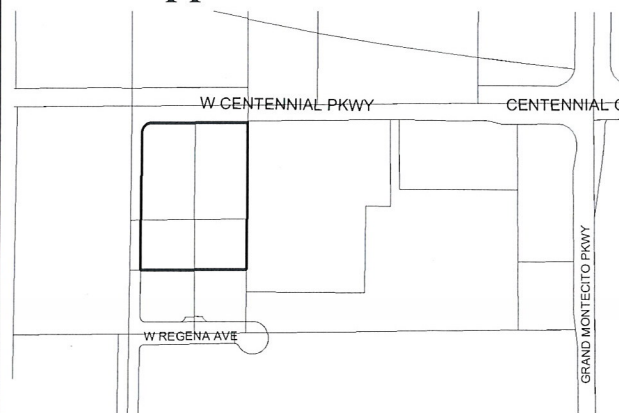
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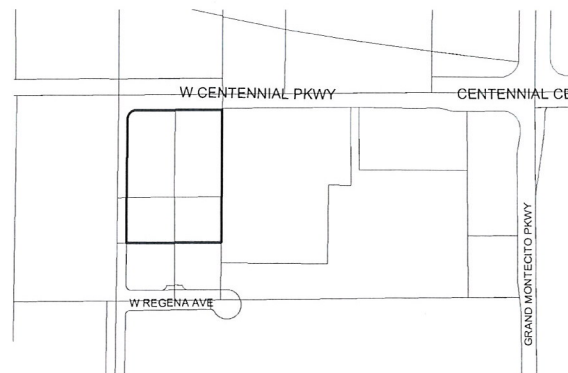
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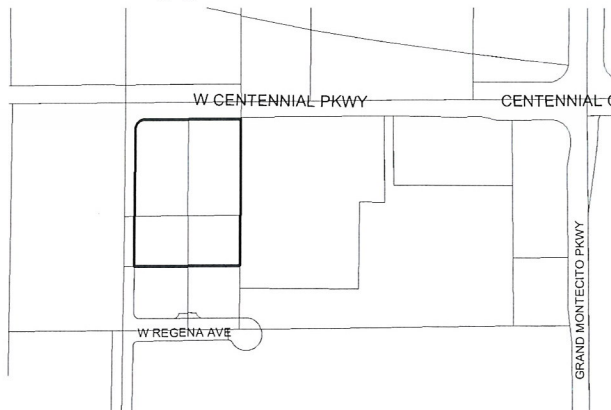
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Case(s) scheduled tentatively for:
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DRAFT

City of Las Vegas
Planning & Development Department
Development Services Center 3rd Floor
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Official Notice of Neighborhood Meeting

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

Darline Reeder

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

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

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

Voice: 702-229-4714
Fax: 702-384-1397
sswanton@lasvegasnevada.gov

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

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

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

Darline,

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

Thanks.

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

Voice: 702-229-4714
Fax: 702-384-1397
sswanton@lasvegasnevada.gov

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

STEVE. HERE IS THE INFORMATION FOR OUR NEIGHBORHOOD MEETING.

MEETING TIME: 5:30

P.M.

MEETING PLACE: JIM MARSH AUTOMOTIVE

8555 W. CENTENNILA PARKWAY

LAS VEGAS, NV. 89149

CONTACT PERSON: ZIP BAUCK

CONTACT PHONE: 702-946-9042

COUNCIL MEETING: FEBUARY 16, 2011

VAR-40380, VAR-40381

REFERENCING: SDR-44077, VAR-40379,

MEETING DATE: FEBUARY 14, 2011

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

-THANKS ZIP BAUCK

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

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

To: zip@jmcj.lvcoxmail.com

Cc: Richard Threlfall

Subject: Jim Marsh Chrysler Jeep neighborhood meeting info

My apologies for sending the wrong schedule.

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

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

Steve Swanton, AICP

Senior Planner

Planning and Development Department

City of Las Vegas

♦♦♦

Voice: 702-229-4714

Fax: 702-384-1397

sswanton@lasvegasnevada.gov

P/L 115/82

Report of All Selected Parcels

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

Printed On: Tue: February 1, 2011

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

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Case Number: VAR-40379

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

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Case Number: VAR-40379

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

Report of All Selected Parcels

Case Number: VAR-40379

Printed On: Tue: February 1, 2011

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



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

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

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

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

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

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

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

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

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

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



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