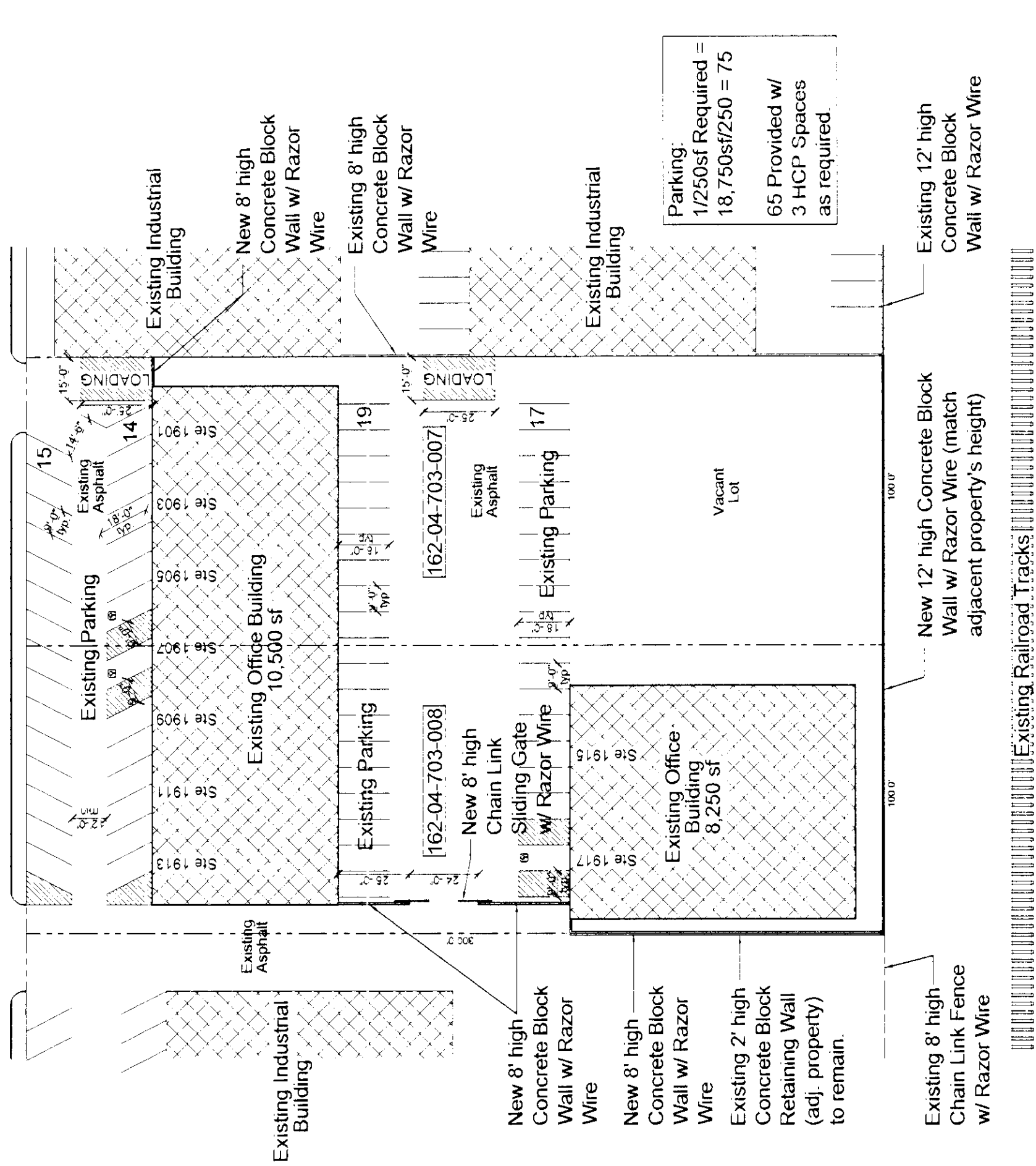


WESTERN AVENUE

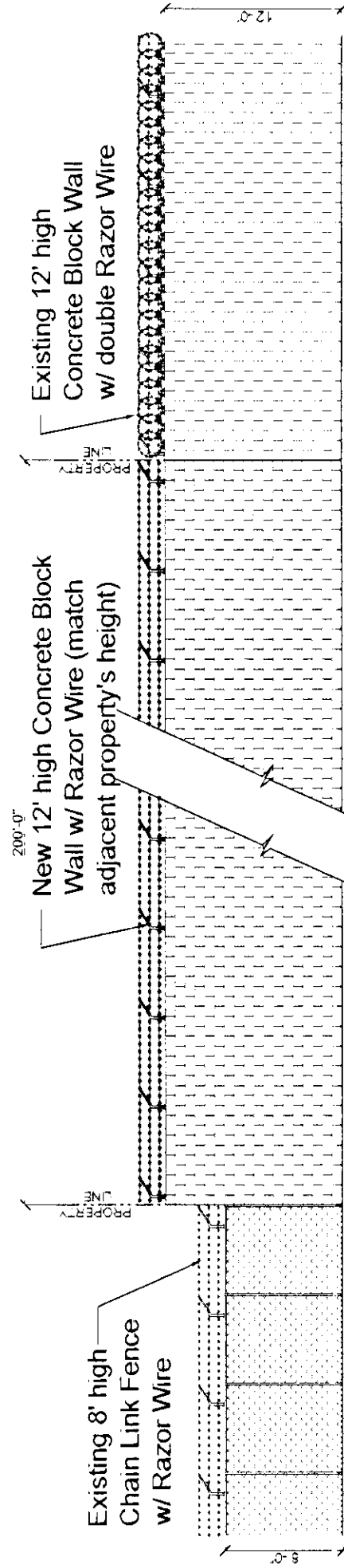


Sahara Western

1901-1917 Western Avenue
Las Vegas, Nevada 89102



NTS



East Wall Elevation

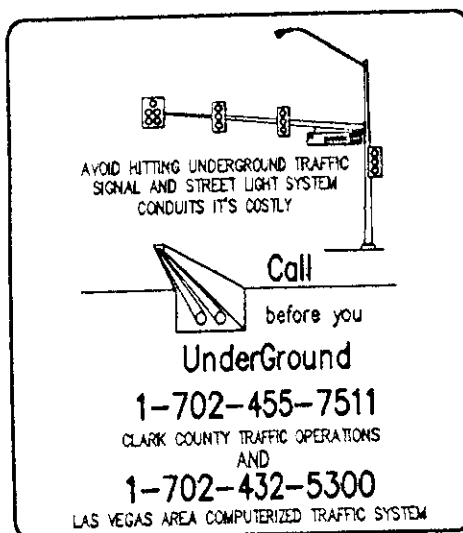
1901-1917 Western Avenue

NTS

02/08/11

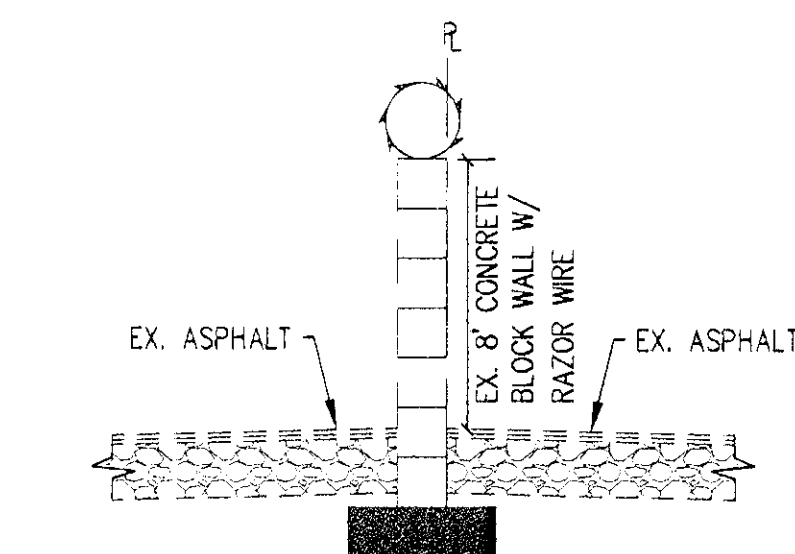
SDR-40445
02/08/11 PC

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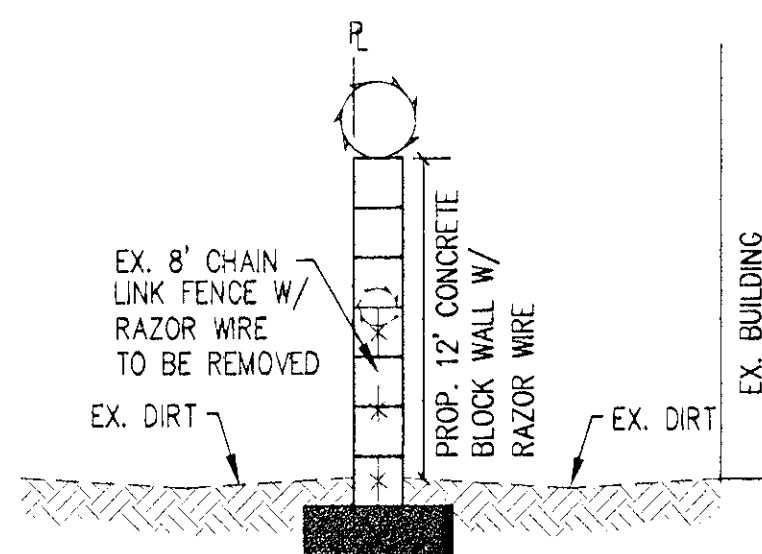


Call before you dig - 811
1-800-227-2600
1-702-227-2929
CLARK COUNTY TRUCK OPERATIONS
1-702-432-5300
LAS VEGAS AREA COMPILED TRAFFIC SYSTEM

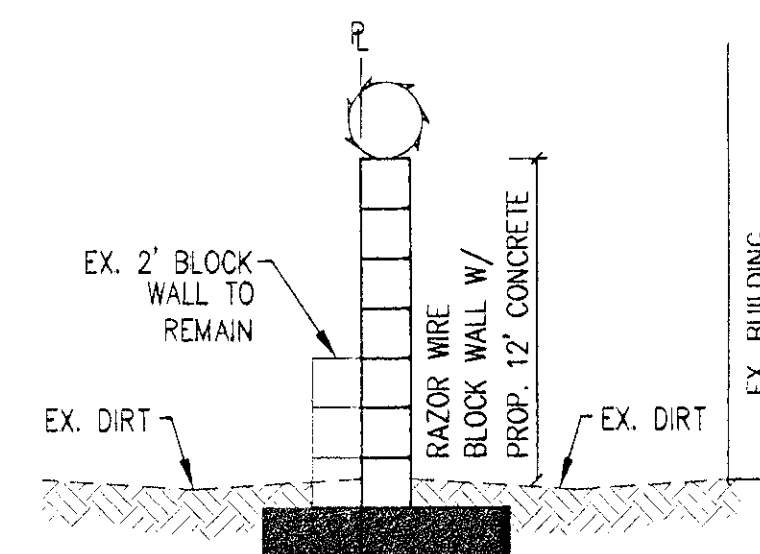
NOTE:
ZONE ENGINEERING INC. ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS & ELEVATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR 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.



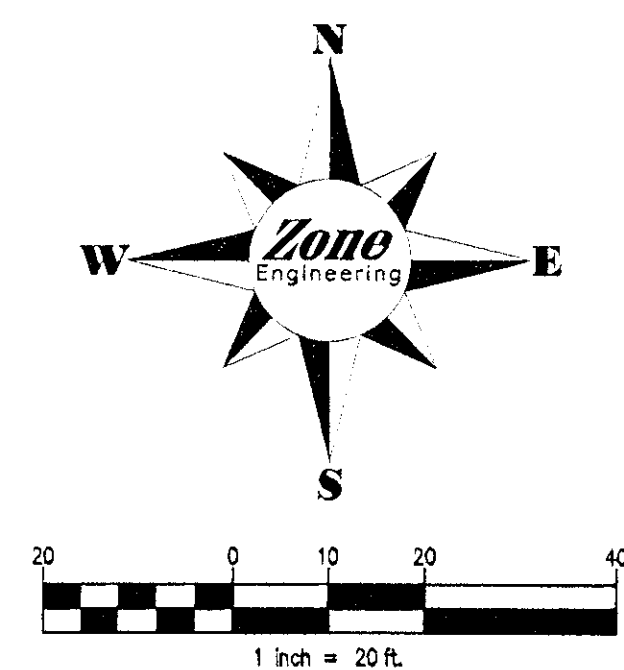
A NORTHEAST SECTION
SCALE: N.T.S.



B SOUTHEAST SECTION
SCALE: N.T.S.



C SOUTHWEST SECTION
SCALE: N.T.S.



- CONSTRUCTION NOTES**
1. CONSTRUCT 8" BLOCK WALL
 2. CONSTRUCT 12" BLOCK WALL
 3. PROPOSED 4" WIDE (WHITE) PARKING STRIPES

GRADING LEGEND		
CENTER LINE & STATION	10+00	FINISHED GRADE
RIGHT-OF-WAY	---	GRADE BREAK
PARCEL LINE	---	FLOW LINE
EXISTING WATER MAIN	---	HIGH POINT
EXISTING GAS MAIN	---	TOP OF CURB
EXISTING SEWER MAIN	---	TOP OF ROLL CURB
EXISTING STORM DRAIN	---	TOP OF RETAINING WALL
BACK OF CURB	---	ADA ACCESS ROUTE
FACE OF CURB	---	PROPOSED PAD ELEVATION
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	---	SAWTOOTH LINE
PROPOSED CONTOURS & ELEVATION	---	NEW AC PAVEMENT
SIGHT VISIBILITY ZONE	---	PROPOSED CONCRETE
NO OBJECT ABOVE 24" IN SVZ	---	HANDRAIL

BASIS OF BEARINGS
NORTH 04°23'41" EAST BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M. CLARK COUNTY, NEVADA SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 126 OF PLATS, PAGE 31.

BENCHMARK
CITY OF LAS VEGAS BENCHMARK NO. 1LV11456
ROVET AND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF INDUSTRIAL AND ST. LOUIS.
ELEVATION = 624.012 METERS (NAVD '88)
ELEVATION = 2047.29 US SURVEY FEET (NAVD '88)

OWNER INFORMATION
DIVINGS RICHARD & ROXANNE

REV.	DATE	BY	DESCRIPTION

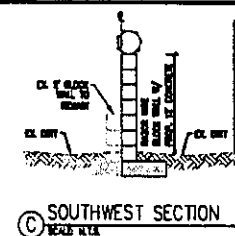
4550 W. OAKLEY BLVD., SUITE 102
LAS VEGAS, NEVADA 89102
PHONE: 702.877.3005
FAX: 702.877.3007
WWW.ZONEENGINEERING.COM

Zone
ENGINEERING
CIVIL ENGINEERING & LAND PLANNING

SITE PLAN
SAHARA WESTERN
CITY OF LAS VEGAS, NV

DATE	SHEET
12-3-10	1
DESIGNED BY:	DATE:
CS	12-3-10
CHECKED BY:	DATE:
CS	12-3-10
PROJECT NO.	SCALE
10-1004	1" = 20'

SDR-40445
02/08/11 PC



CONSTRUCTION NOTES

- ☐ CONTRACT BY EARTH WALL
- ☒ CONTRACT BY EARTH WALL
- ☐ PROPOSED BY THE OWNER (SEE OTHER SHEET)

GRADING LEGEND

WIDE CUT & STRIKE		POSSIBLE DRAIN	
WIDE-AND-DEEP		POSSIBLE DRAIN	
PAVED LANE		PAVED DRIVE	
STREET LIGHT AND		PAVED DRIVE	
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EXISTING WATER VALVE		PAVED DRIVE	
EXISTING WATER VALVE			

BASE OF BLAUNCE

NORTH IMPROVED EAST BEING THE BEARING OF THE EAST LINE OF THE SOUTHWEST QUARTER OF 1/4 OF SECTION 18, TOWNSHIP 25 NORTH, RANGE 25 EAST, 64TH PLAIN COUNTY, NEVADA SHOWN BY REF. MARKED ON FILE IN THE PLAIN COUNTY RECORDS OFFICE IN BOOK 126 OF PLATS, PAGE 18.

BENCH-MARK

CITY OF LOS ANGELES
 CITY AND COUNTY OF LOS ANGELES
 OF COURTESY, AND IT IS THE

CITY OF LOS ANGELES
 CITY AND COUNTY OF LOS ANGELES
 OF COURTESY, AND IT IS THE

OWNER INFORMATION

DIVISION OF RECORDS & CONTROL

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

ZONE

SITE PLAN

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	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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1

VAR-40419
SDR-40445

RECEIVED
DEC 09 2010

NOTE

THE CONTRACTOR HAS AGREED TO RESPONSIBLY AND CAREFULLY MAINTAIN A RECORD OF THE DATA SHOWN BY THIS INVENTION TOOL. EACH PLANTED FIELD THE BEST AVAILABLE INFORMATION, IF A REPORT, THE CONTRACTOR'S RESPONSIBILITY IS FIELD VISIT THE LOCATION AND CLOSURE OF ALL PLANTED PLOTS TO THE CONTRACTOR'S OWNERS AND CONTRACTOR. CONTRACTOR TO FIELD VISIT ALL CLOSING AND CONTRACTOR PLOT TO CONTRACTOR, IF A SUFFICIENT DATA BETWEEN THAT IS OTHER IN THIS CONTRACTOR AND THAT THAT IS THE FIELD, THE CONTRACTOR & TO REPORT THE CONTRACTOR'S REPORTING OF DATA INDEMNITY.

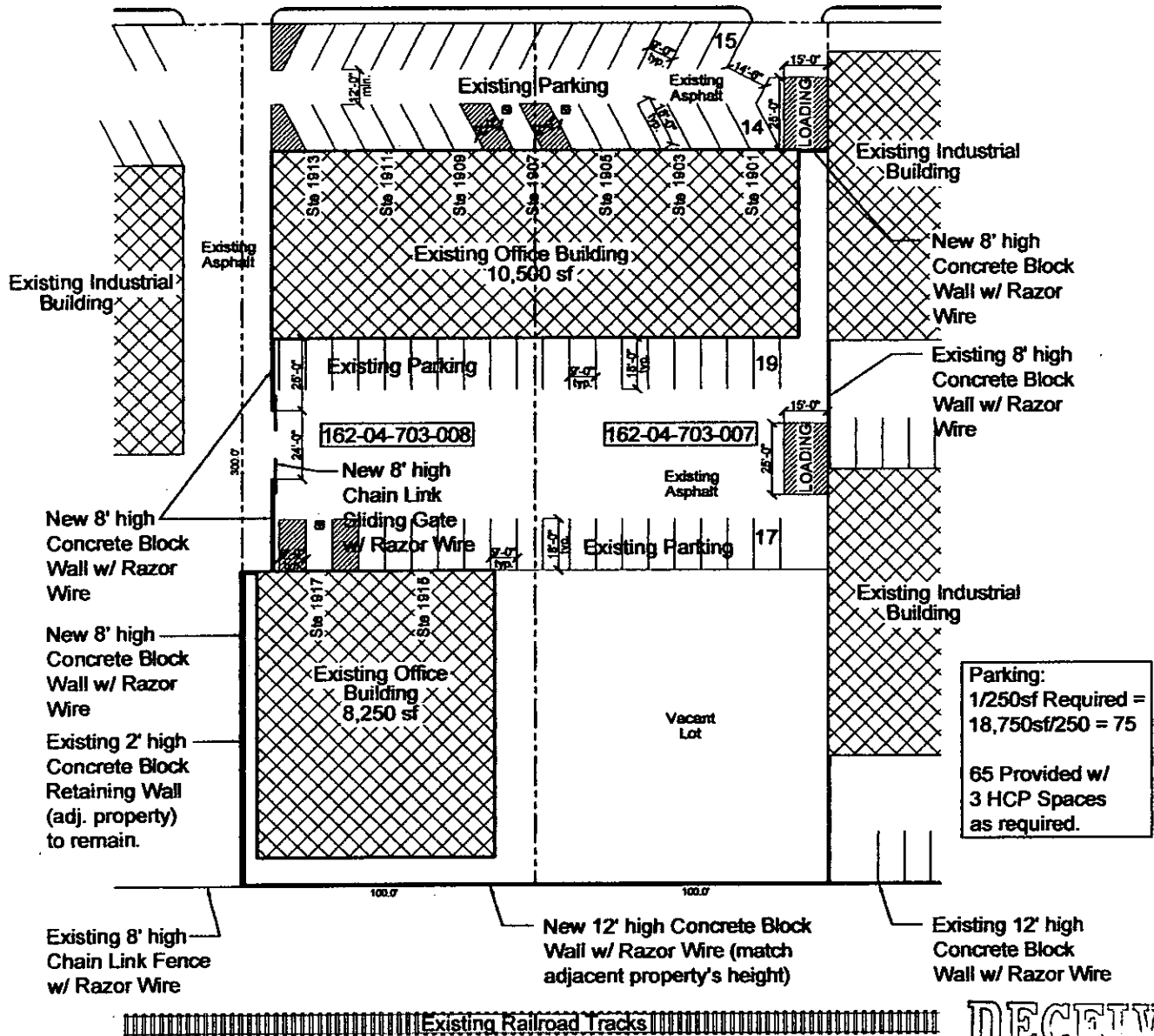


Call before you
Underground
1-702-455-7511
Cable through party partitions
1-702-455-8300
We serve all 3 major cable systems

Call before you dig. 811. 1-800-277-8839

1. Complete the following sentences using the words in the box.

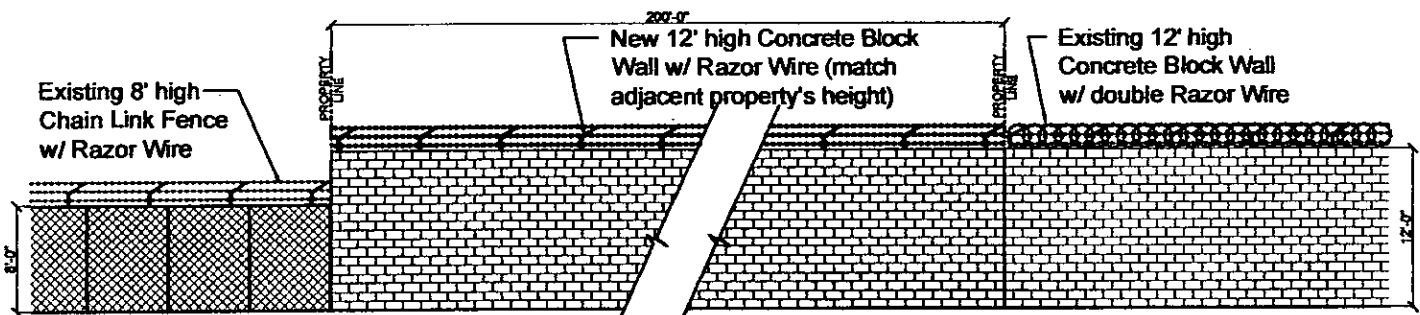
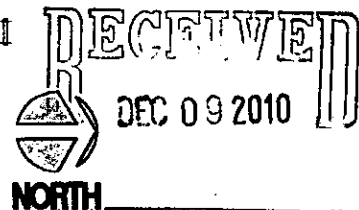
WESTERN AVENUE



Sahara Western

1901-1917 Western Avenue
 Las Vegas, Nevada 89102

NTA



East Wall Elevation

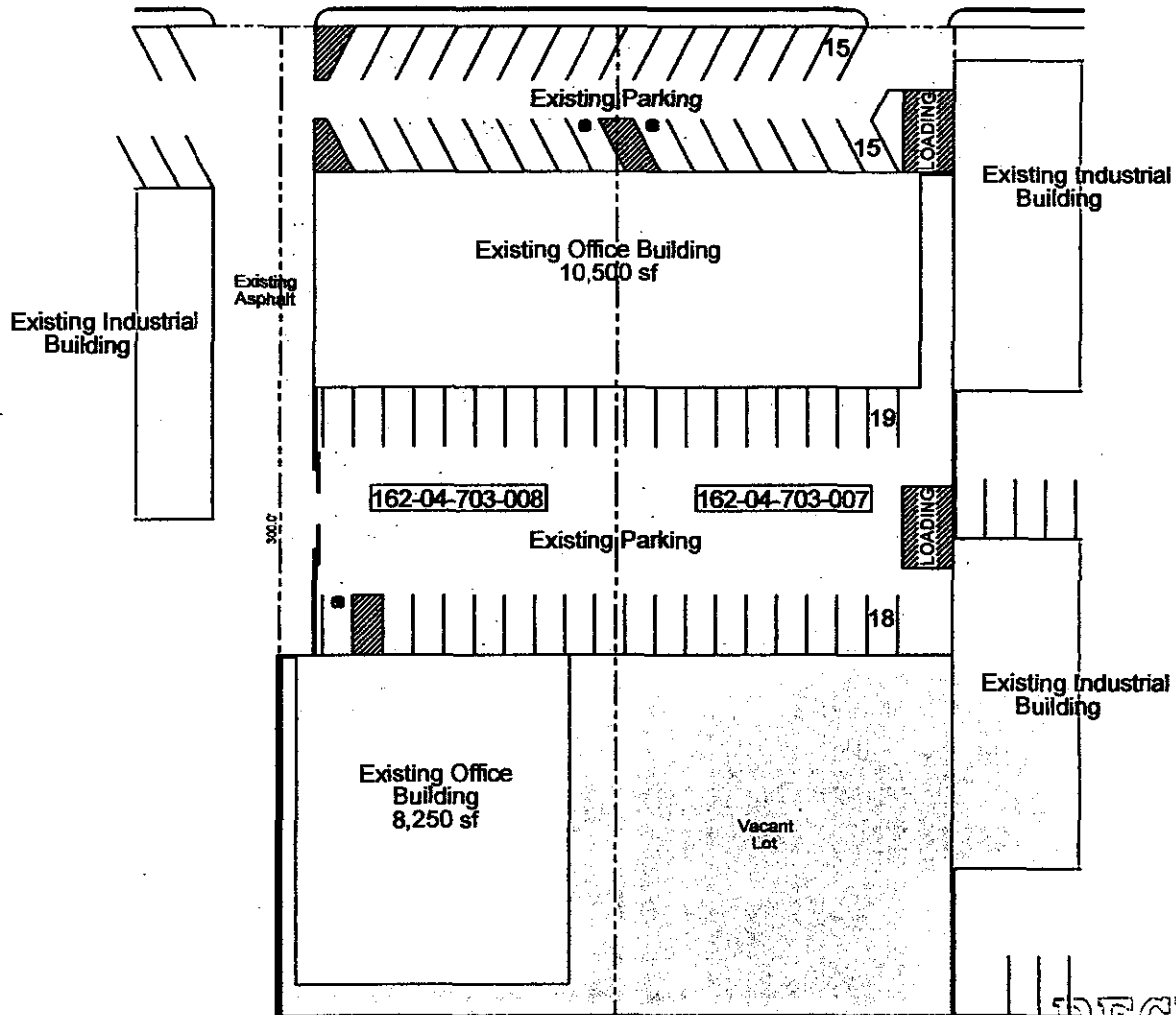
1901-1917 Western Avenue

VAR-40419

SDR-40445

NTA

WESTERN AVENUE



RECEIVED
DEC 09 2010

Existing Railroad Tracks

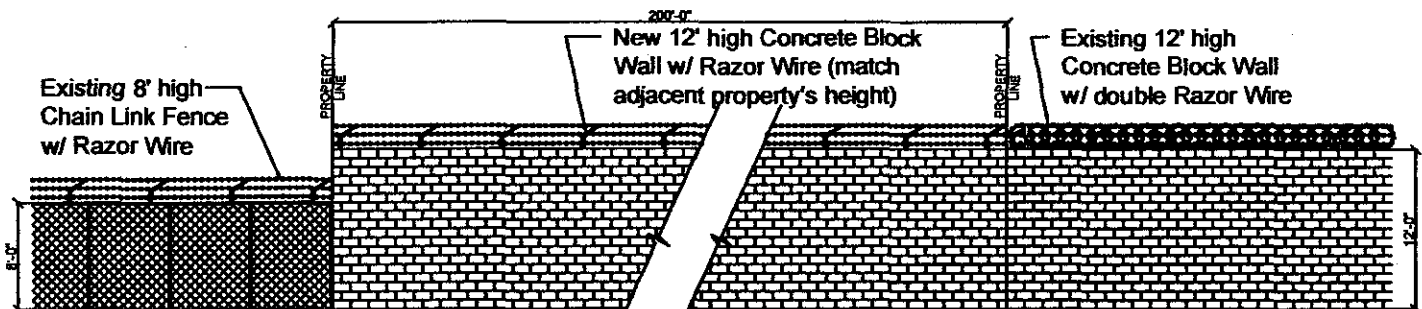
Sahara Western

1901-1917 Western Avenue
Las Vegas, Nevada 89102

NTS



NORTH

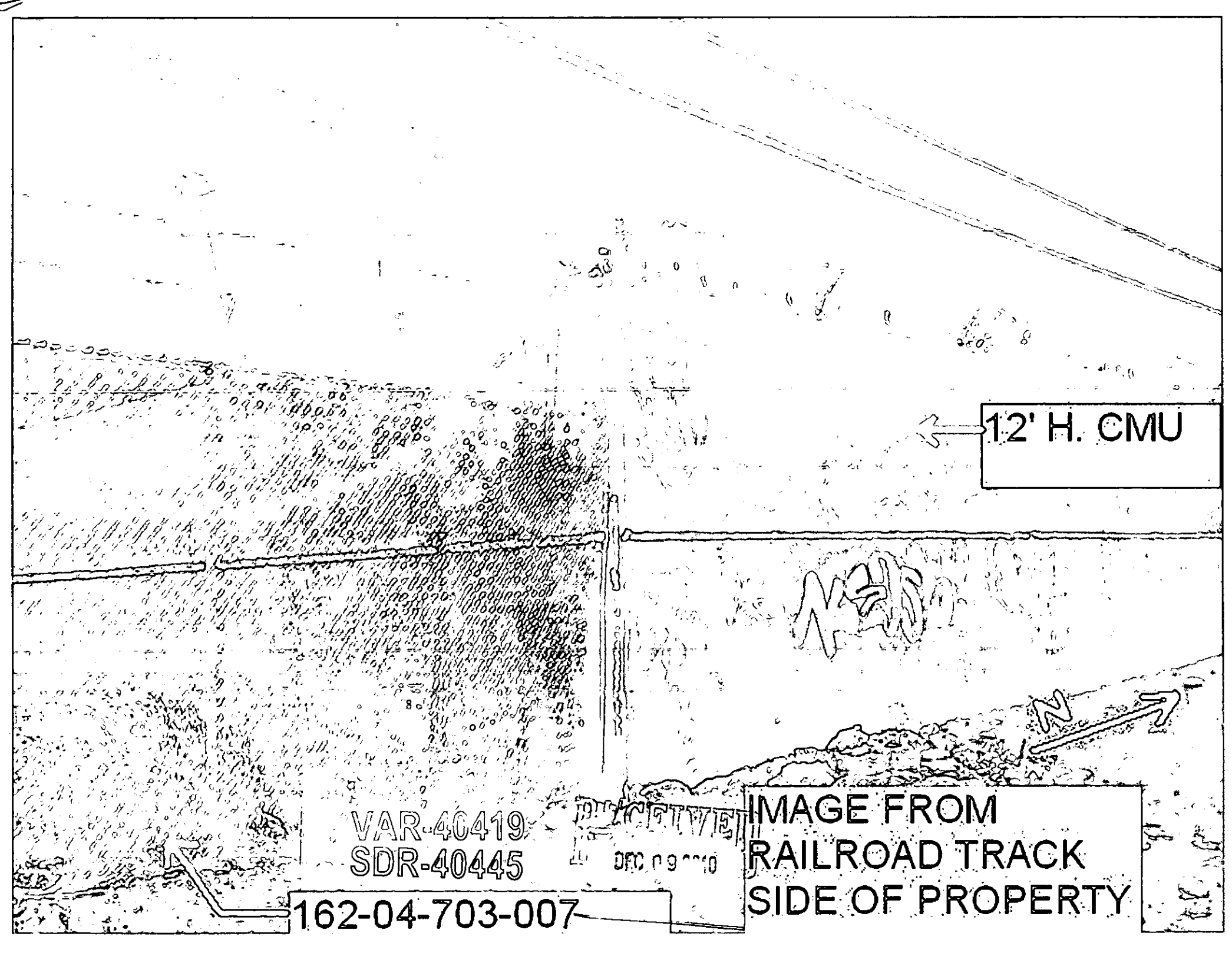


East Wall Elevation

1901-1917 Western Avenue

VAR-40419

SDR-40445 NTS



12' H. CMU

VAR-40419
SDR-40445

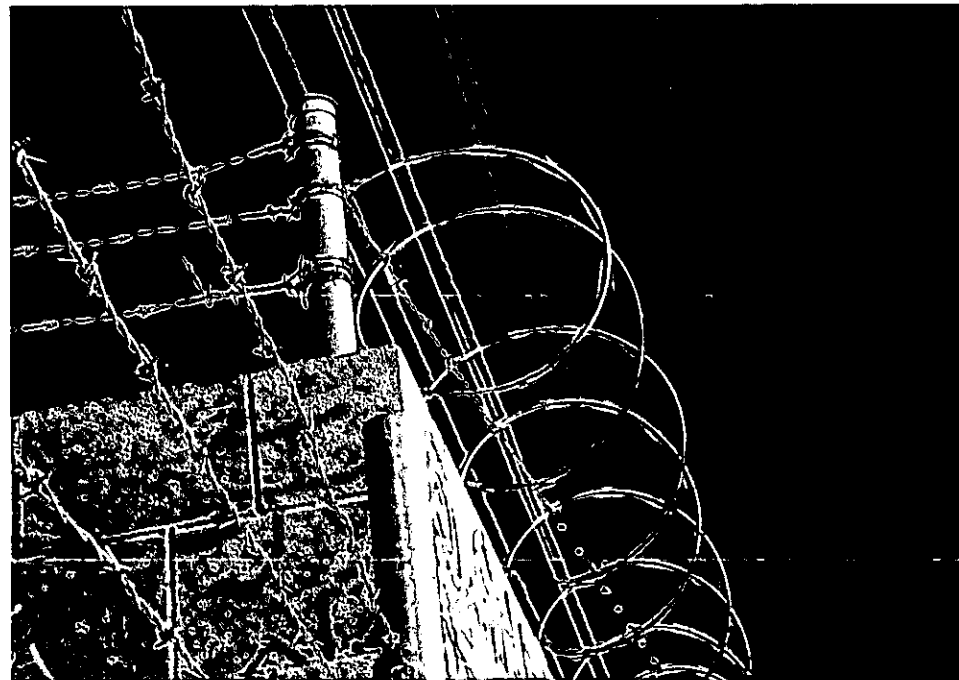
PROJECTIVE

DEC 19 1990

IMAGE FROM
RAILROAD TRACK
SIDE OF PROPERTY

162-04-703-007

RECEIVED
DEC 09 2010



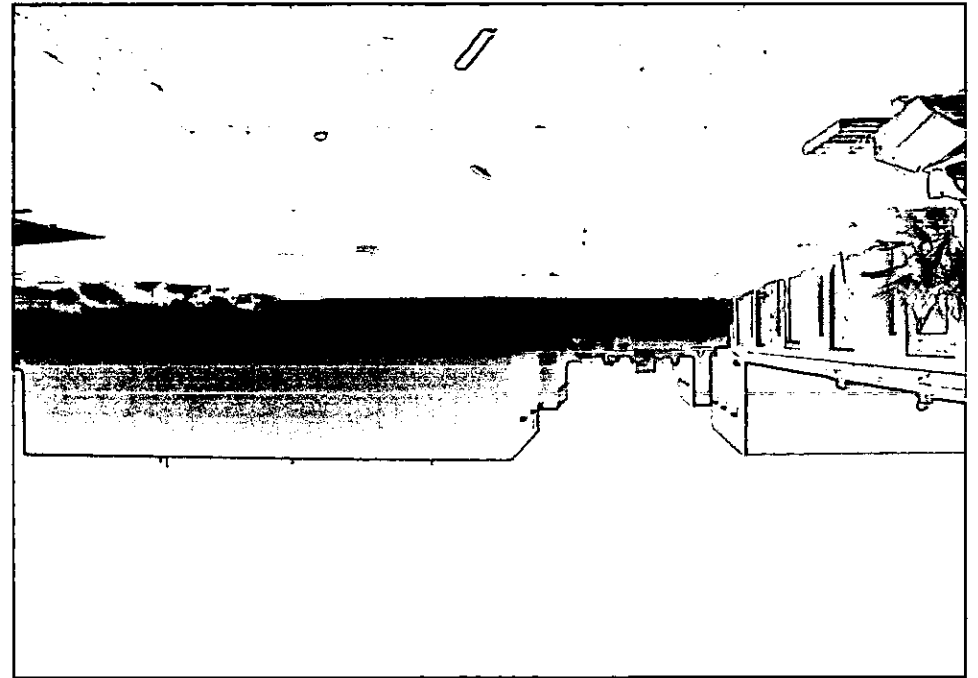
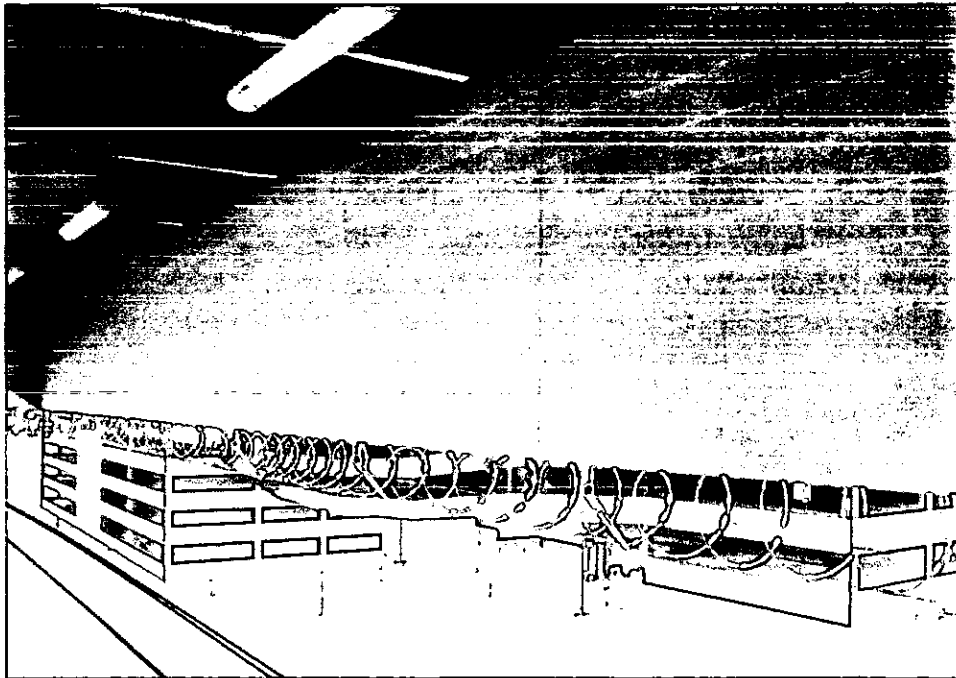
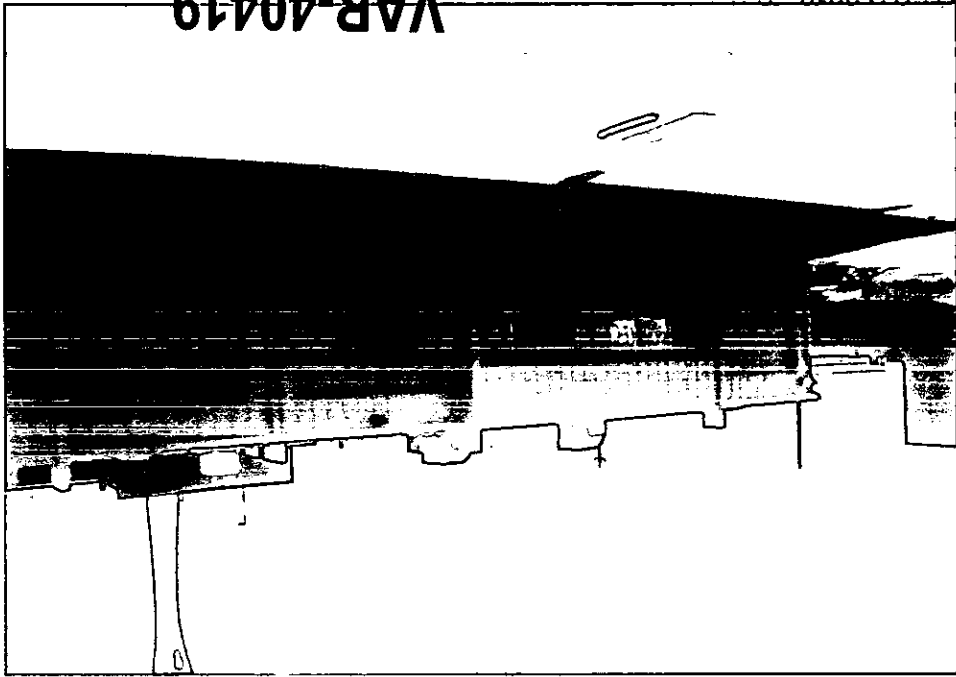
VAR-40419
SDR-40445

SDR-40445

VAR-40419

DEC 09 2010 10

2



11-11-10



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:

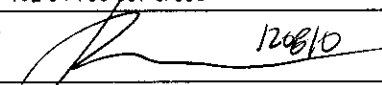
1. Non-owner applicants must be a lessee, contract purchaser or optionee of the property. This is consistent with the requirements of Title 19.18 Applications and Procedures. Architectural, engineering and legal firms (among others) that do not fall within these categories may act as the representative 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): \$ 500.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 1030.00 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: 0
☒	☐	North arrow, scale, and vicinity map			Colored, Rolled Plans: 0
☒	☐	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 BW): 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 BW): 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: 0
☐	☒	Scale and building dimensions labeled			Colored, Rolled Plans: 0
☐	☒	North, south, east, and west elevations of all buildings			Reduced Copy (8-1/2x11 BW): 0
☐	☒	All building materials and colors noted			NOTES:
☐	☒	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 BW): 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:	Site Development Plan Review	
Representative:	Brian Wolfe		Application Purpose:	Block Walls w/ Razor Wire	
APN:	162-04-703-007 & 008		Site Location:	1901-1917 Western Avenue	
Planner's Signature:			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	

DANSEN CLAIM FOR REFUND FORM

1-6-11

Date prepared

Invoice # : _____
(Invoice # assigned by Finance)

DARLINE REEDER, OSII

Preparer's name

Service Address: _____

Refund Amount: 1,030.00

RICHARD & ROXANNE OWINGS

Payee Name

C/O CAMBRIDGE GROUP LTD

Attention to:

1820 E WARM SPRINGS RD SUITE 120

Address

LAS VEGAS NV 89119

City, State, Zip Code

Return of Cash Bond?

(click below for "Yes" "No" options)

No

For the following :

SDR-40445

(Application Number and Template Type)

Reason for Refund:

THIS ACTION IS NOT NEEDED, PER STEVE GEBEKE,
PLANNING SUPERVISOR

Claimant Signature

Phone Number

*Original Forms must be submitted - no
fax copies will be accepted.*

BELOW FOR DEPARTMENT USE ONLY:

(Refund of a Cash Bond requires two signature approvals)

I certify this demand amount is due the claimant:

I certify this demand amount is due the claimant:

Authorized By

Authorized By

Title

DOUG RANKIN, AICP, PLANNING MANAGER

Title

Date

6 JANUARY, 2011

Date

Itemized Amounts for Refund:

Item	Fee Amt	% Refund	Refund Amt	Fund/Org	Account	Project	Task	Option
Processing Fee	500.00	100%	500.00	007301	261100	EE4100	000	000
Recording of Notice of Zoning	30.00	100%	30.00	007301	261100	EE4100	000	000
Notification & Advertising Fee (PH)	500.00	100%	500.00	007301	261100	EE4100	000	000
Notification & Advertising Fee (NM)			0.00	007301	261100	EE4100	000	000
Mailing Labels Fee			0.00	007301	261100	EE4100	000	000
			0.00					
			0.00					
			0.00					

Total Amount to be Refunded:

1,030.00

Darline Reeder

From: Anthony Lomeo Cambridge Group Ltd
[AnthonyLomeo@lvcambridge.com]
Sent: Wednesday, December 29, 2010 9:24 AM
To: Darline Reeder
Subject: Richard and Roxanne Owings - 1910-1917 Western Ave., Las Vegas, NV

Per our conversation the other day, this email is sent on behalf of Richard and Roxanne Owings, owners of the property located at 1901-1917 Western Ave. We had submitted both a Variance and a Site Design Review for the City's review for this property, however, it was determined that the fee paid for the SDR was not required and with that, we request a reimbursement of that \$1,030 fee paid via Check #2671 dated 11/1/10.

Please make the reimbursement payable as follows:

Richard and Roxanne Owings
c/o Cambridge Group Ltd.
1820 E. Warm Springs Road, Suite 120
Las Vegas, NV 89119

Thank you for your assistance with this matter.

Anthony Lomeo
CAMBRIDGE GROUP LTD.
1820 E. Warm Springs Road, Suite 120
Las Vegas, NV 89119
702-795-7900 ext. 1 (office)
702-736-7671 (fax)
702-499-7312 (cell)

Carman Burney

From: Steve Gebeke
Sent: Friday, December 17, 2010 10:32 AM
To: Darline Reeder
Cc: Carman Burney
Subject: Refunds

Please refund VAC-40344 and SDR-40445 as they are not needed.

Steve Gebeke, AICP

Planning Supervisor
Department of Planning and Development
City of Las Vegas
Office (702) 229-5410
Fax (702) 385-7268
sgebeke@lasvegasnevada.gov

YK

Report Date 12/15/2010 01:44 PM

Submitted By

Page 1

A/P # 40445 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/09/2010 16:37	984662	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

SDR-40445 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-40419 - PUBLIC HEARING - APPLICANT/OWNER: RICHARD AND ROXANNE OWINGS - Request for a Site Development Plan Review FOR A PROPOSED PERIMETER SCREENING WALL WITH RAZOR WIRE 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 #	40445	Project/Phase Name	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	Profession	
Organization		Position	C/O CAMBRIDGE GROUP		
Mailing Address	8460 S EASTERN AVE #C				
City	LAS VEGAS	State/Province	NV	ZIP/PC	89123-2865
Country		☐ Foreign		Reference #	
Day Phone		Evening Phone		Fax	
Pager		PIN #		Mobile #	
		E-Mail			
Owner From	03/05/2009	To			
		☒ Primary	100.00 %		

Contact ID	AC1495785	Name	OWINGS RICHARD & ROXANNE	Profession	
Organization		Position			
Mailing Address	1901 WESTERN AVE				
City	LAS VEGAS	State/Province	NV	ZIP/PC	89102-4618
Country		☐ Foreign		Reference #	
Day Phone		Evening Phone		Fax	
Pager		PIN #		Mobile #	
		E-Mail			
Owner From	02/21/2008	To	03/05/2009		
		☐ Primary	0.00 %		

Contact ID	AC876077	Name	OWINGS RICHARD & ROXANNE	Profession	
Organization	% LEE & ASSOC	Position			
Mailing Address	1100 GRIER DR				
City	LAS VEGAS	State/Province	NV	ZIP/PC	89119-3707
Country		☐ Foreign		Reference #	
Day Phone		Evening Phone		Fax	
Pager		PIN #		Mobile #	
		E-Mail			
Owner From	12/09/2004	To	02/21/2008		
		☐ Primary	0.00 %		

Report Date 12/15/2010 01:44 PM

Submitted By

Page 2

Owner/Tenant

Contact ID AC828795 Name VIEYRA K & B CHARITABLE REM TR
Organization VIEYRA KURT R TRS Position
Mailing Address 1928 WESTERN AVE #1 Profession
City LAS VEGAS State/Province NV ZIP/PC 89102-4612
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 09/23/2004 To 12/09/2004 ☐ Primary 0.00 %

Contact ID AC825141 Name VIEYRA K & B CHARITABLE REM TR
Organization VIEYRA KURT R TRS Position
Mailing Address 1928 WESTERN AVE #1 Profession
City LAS VEGAS State/Province NV ZIP/PC 89102
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 09/15/2004 To 09/23/2004 ☐ Primary 0.00 %

Contact ID AC641802 Name OWINGS RICHARD & ROXANNE
Organization % LEE & ASSOCIATES Position
Mailing Address 1100 GRIER DR Profession
City LAS VEGAS State/Province NV ZIP/PC 89119-3707
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 12/31/2003 To 09/15/2004 ☐ Primary 0.00 %

Contact ID AC637001 Name OWINGS RICHARD & ROXANNE
Organization % LEE & ASSOCIATES Position
Mailing Address 1100 GRIER DR Profession
City LAS VEGAS State/Province NV ZIP/PC 89119
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 12/24/2003 To 12/31/2003 ☐ Primary 0.00 %

Contact ID AC231910 Name VIEYRA FAMILY L P EAST
Organization Position
Mailing Address 1928 WESTERN AVE #1 Profession
City LAS VEGAS State/Province NV ZIP/PC 89102-4612
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 08/10/2002 To 12/24/2003 ☐ Primary 0.00 %

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-

Report Date 12/15/2010 01:44 PM

Submitted By

Page 3

Address

Parcel Link

A/P Link

1905 WESTERN AVE
LAS VEGAS, 89102-

1917 WESTERN AVE C
LAS VEGAS, 89102-

1913 WESTERN AVE
LAS VEGAS, 89102-

1917 WESTERN AVE A
LAS VEGAS, 89102-

1917 WESTERN AVE B
LAS VEGAS, 89102-

1911 WESTERN AVE
LAS VEGAS, 89102-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16204703007
16204703008

Applicants/Contacts

Primary Y Capacity APPL 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 Cambridge Group is contact, Brian Wolfe 702.795.7900

Contractors

No Contractors

Fees

Status

Paid Date

Amount

NOTIFICATION & ADVERTISING FEE

P

12/10/2010 14:56

500.00

Report Date 12/15/2010 01:44 PM

Submitted By

Page 4

Fees	Status	Paid Date	Amount
RECORDING OF NOTICE OF ZONING ACTION	P	12/10/2010 14:56	30.00
PROCESSING FEE	P	12/10/2010 14:56	500.00
Total Unpaid		0.00	Total Paid 1030.00

Inspections

There are no Inspections for this Report

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

Activity/Review Details

Detail SUBMITTAL CHECKLIST (SDR) **Modified By** JALABADO **Modified Date/Time** 12/09/2010 16:37

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- | | |
|--|--|
| Y Pre-Application Conference Checklist | Y Site Plans (6 Folded Blue Lines, 1 Rolled Color) |
| Y Application/Petition Form | Y Landscape Plan (1 Folded, 1 Rolled Color) |
| Y Deed and Legal Description | Y Building Elevations (1 Folded, 1 Rolled Color) |
| Y Justification Letter | Y Floor Plan (1 Folded, 1 Rolled) |
| Y Color and Material Board | Y Laser Print Site Plan |
| N DINA (Not Always Required) | Y Laser Print Floor Plan |
| Y Statement of Financial Interest | 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	Assigned
Z-LEGAL				984662	12/09/2010 16:37	
N						

Project #	AVP Type	Status	Stage	Relation
-----------	----------	--------	-------	----------

No children exist for this project

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

There is no planning condition for this project.

Report Date 12/15/2010 01:44 PM

Submitted By

Page 5

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance?

N Parent Project link required?

N Will this go to the City Council?

Is there a condition of approval for a Required Review?

Hearing Type

If yes, when does it need to be reviewed?

Public, Non-Public, AdminPUBLC

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Info Meeting Data 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
JALABADO	12/09/2010					

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

No children exist for this project

Employee
Employee ID Last First MI Comments

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT#	890381	12/10/2010 14:57		0.00
	ANTHONY LOME0; CAMBRIDGE GROUP; RICHARD/ROXANE OWINGS CK#2671; 702-795-7900;				

No Model Home Details

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 9th day of December, 20 10

Miranda Blad

Notary Public in and for said County and State



MIRANDA BLAD
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 09-10-2013
Certificate No. 09-11414-1

Case #	<u>SDR 40445</u>
Meeting Date:	<u>2.8.11</u>
Total Fee:	<u>\$1,030.00</u>
Date Received:	<u>12.9.10</u>
Received By:	<u>JFA</u>

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

RECEIVED
DEC 09 2010

Case Number: **SDR-40445** APN: 162-04-703-007 & 008

Name of Property Owner: RICHARD AND ROYANNE OWINGS / CAMBRIDGE GROUP

Name of Applicant: CAMBRIDGE GROUP

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 29 day of October, 2010

Mary Ann Lomeo

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**

RECEIVED
DEC 09 2010

The properties are located 1000 ft. South of the intersection of West Oakley 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

VAR-40419
SDR-40445

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

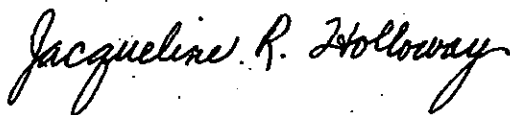
Current Planning Comments:

C-P zone. Approved for law firm.

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
Director of Business License

DEPARTMENT OF BUSINESS LICENSE

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

20031202
02116

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 ~~subject to the lien of the trust 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:~~ 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-RECORDED 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

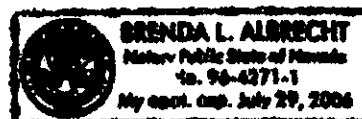
20031202
02116

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. Viera, 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.



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 ¼) 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 ¼) 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 ¼) 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 ¼) 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 [Signature] 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)

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