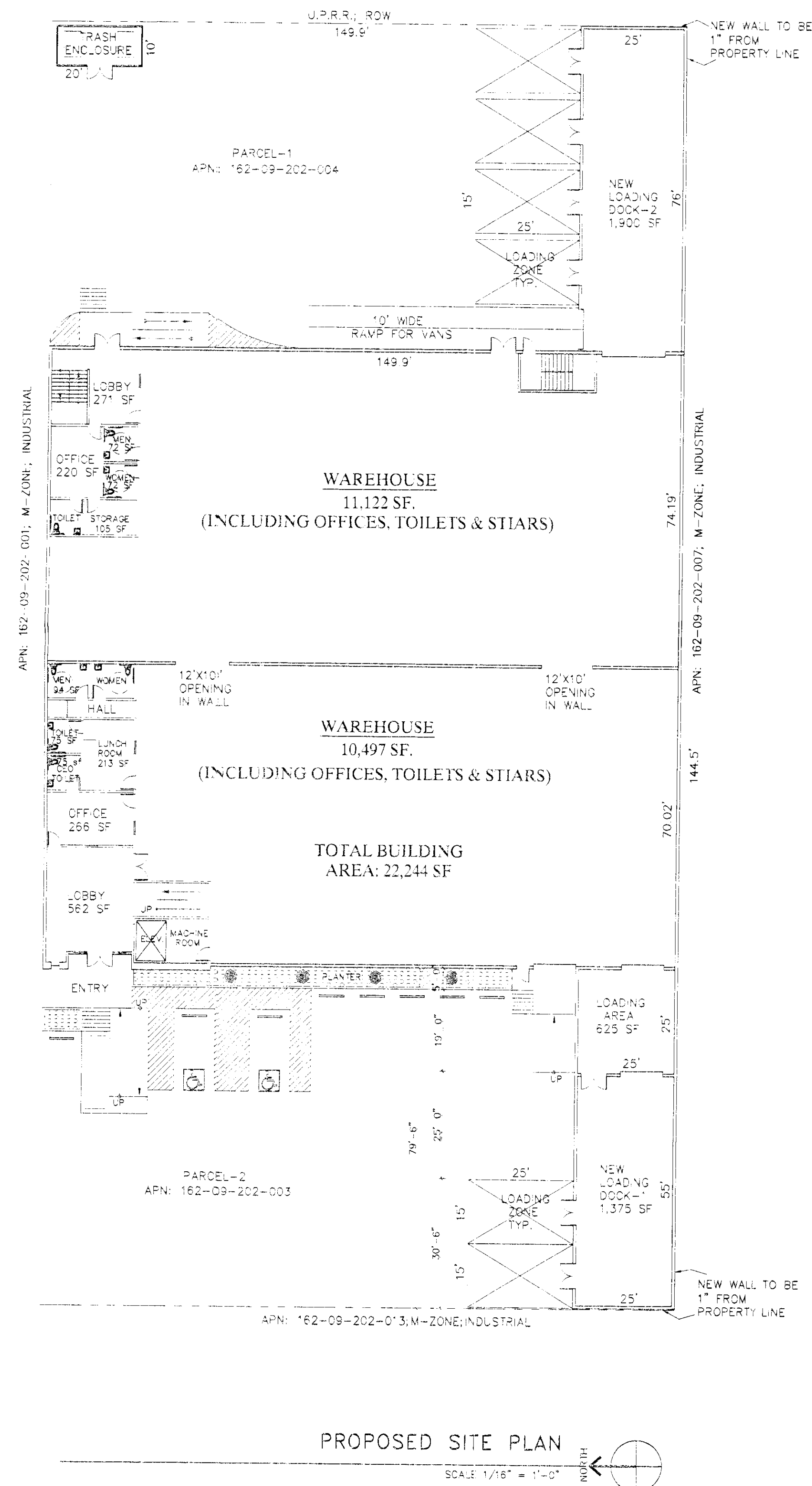




SITE:

PARCEL 1: APN 162-09-202-004 (2770 HIGHLAND) 33,368 SF. 0.77 ACRES
PARCEL 2: APN 162-09-202-003 (2700 HIGHLAND) 12,041 SF. 0.28 ACRES
TOTAL SITE AREA: 45,409 SF.

BUILDING AREA: ANALYSIS/PARKING DEMAND CALCULATIONS

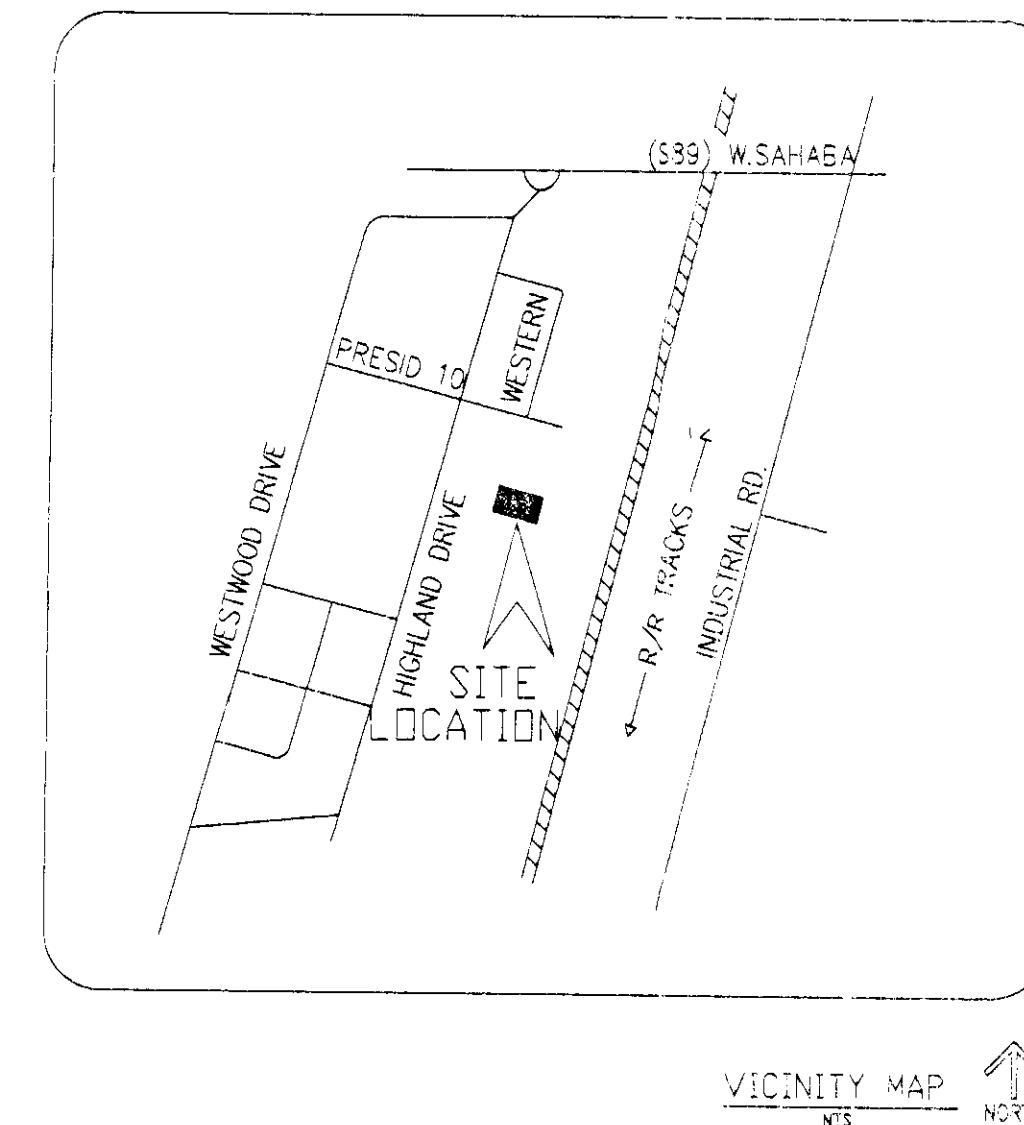
EXISTING WAREHOUSE= 22,244 SF.

PROPOSED ADDITIONS:

- 1) NEW LOADING DOCKS
ON EAST & WEST SIDE= 3,275 SF
 - 2) 2ND FLOOR STORAGE
& OFFICES = 653 SF
 - 3) ROOF LEVEL: SECURITY
GUARD STATION, STORAGE,
LUNCHROOM & TOILETS= 1,450 SF
 - 4) ROOF LEVEL DISPLAY AREA
(INSIDE THE BUILDING)= 1,674 SF
 - 5) TERRACE FOR WINE
TASTING PARTIES= 16,102 SF
- TOTAL USABLE AREA= 45,398 SF.

PARKING SUMMARY:

- 1) WAREHOUSE AREA INCLUDING NEW LOADING DOCKS,
OFFICES, STORAGE, TOILETS, LUNCHROOM,
SECURITY GUARD STATION, ETC= 27,622 SF/ 2500= 11 CARS
 - 2) DISPLAY AREA (16,102+1,674) = 17,776 SF/ 500= 36 CARS
- TOTAL CARS REQUIRED: 47 CARS
TOTAL CARS PROVIDED : 8 CARS

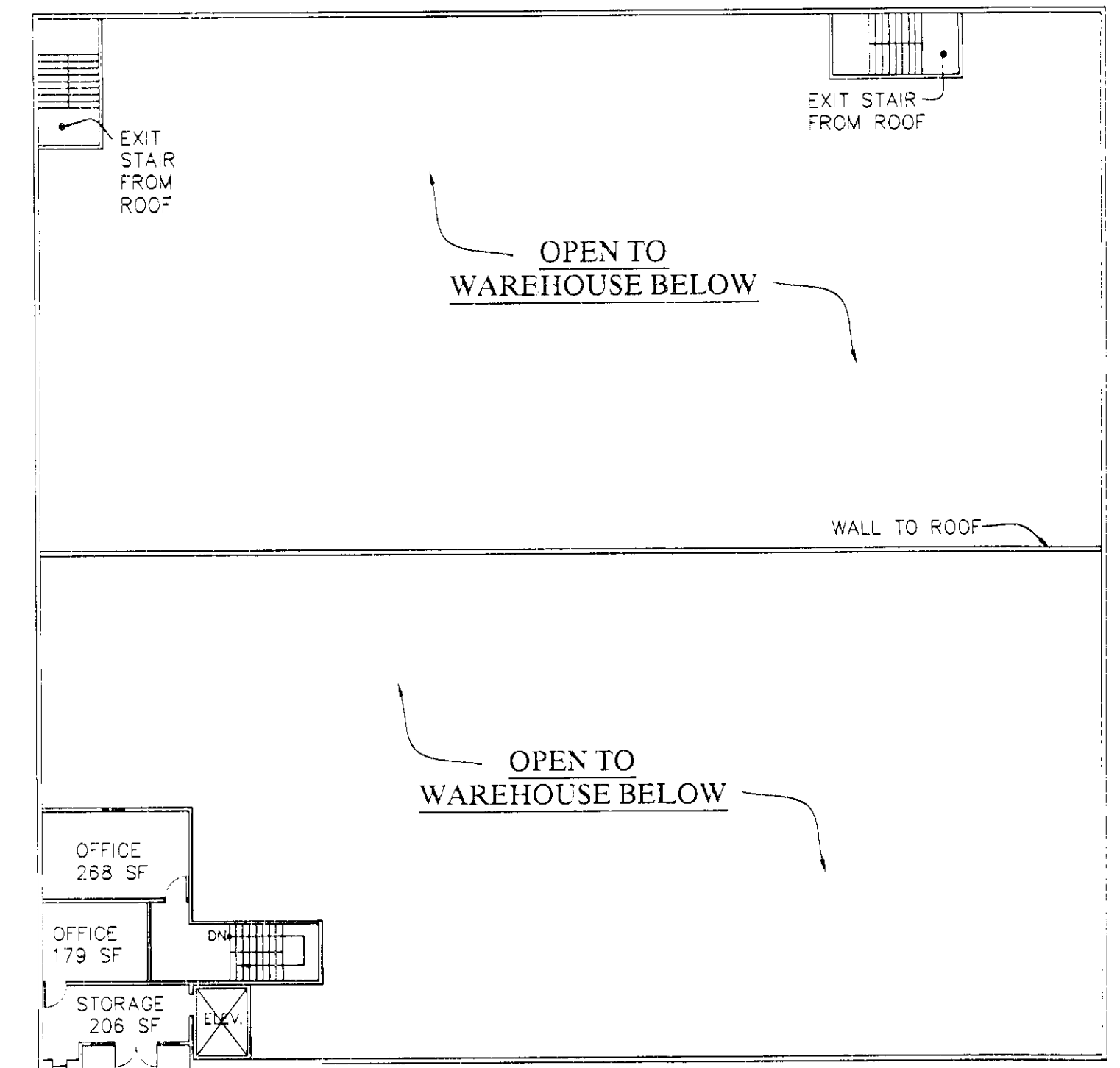
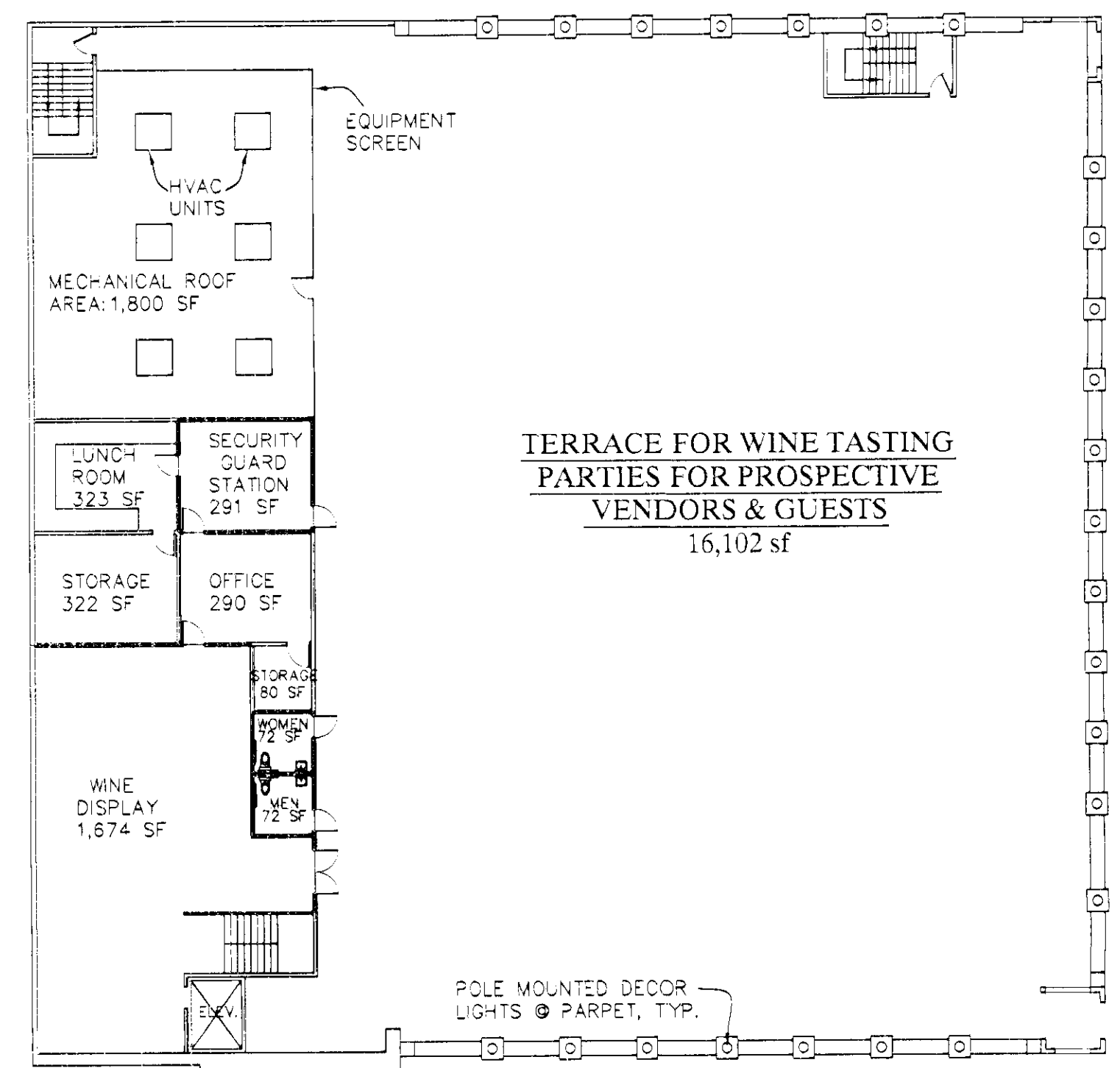
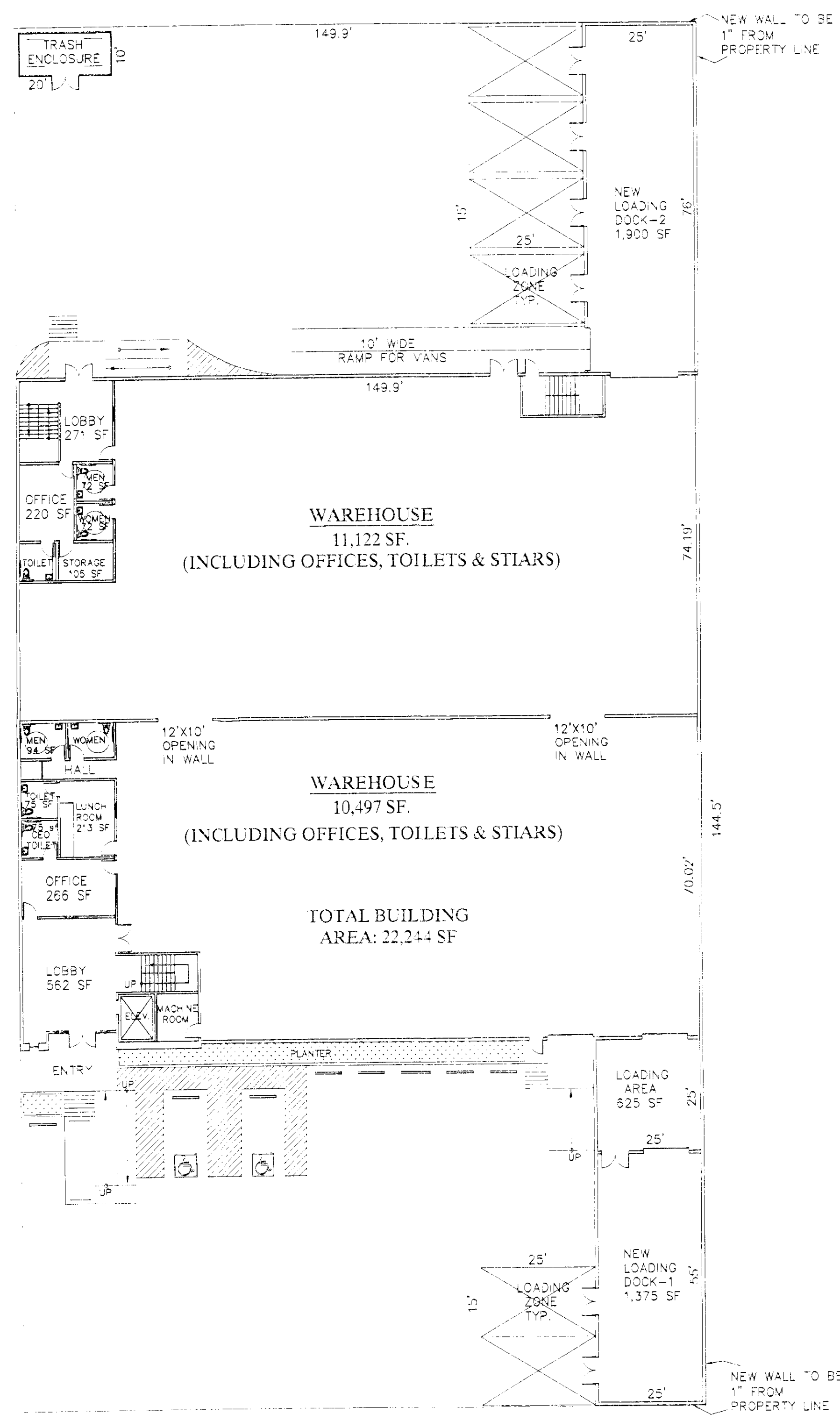


VAR-40375
VAR-40543

DEC 2 12010

L.T.I., Inc. CONSTRUCTION MANAGEMENT 2522 CHAMBERS RD. SUITE #100 DUSTIN, CA 92780 (714) 744-8800 FAX (714) 744-8820 EMAIL: LTI@LTIINC.COM	
WAREHOUSE REMODEL & TENANT IMPROVEMENT 2770 HIGHLAND DRIVE LAS VEGAS, NEVADA 89109	
SHEET TITLE: CONCEPT SITE PLAN	DRAWN: CHECKED: AP DATE: 10/5/10 SCALE: 1/16"=1'-0" JOB NO: 10-108 FILE NAME: DRAWING:
MR. GAETANO DAQUINO 6470 WYNN ROAD #200 LAS VEGAS NV 89103 TEL: (702) 204-3365	

1



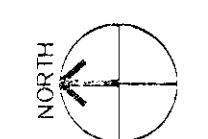
REVISION
11-18-2010
07-18-2010
12-15-2010

L.T.I. INC.
CONSTRUCTION MANAGEMENT
2527 CHAMBERS RD. SUITE #100
LAS VEGAS, NV 89103
TEL: (714) 734-8810 FAX: (714) 734-8820
EMAIL: LTIMT@GMAIL.COM

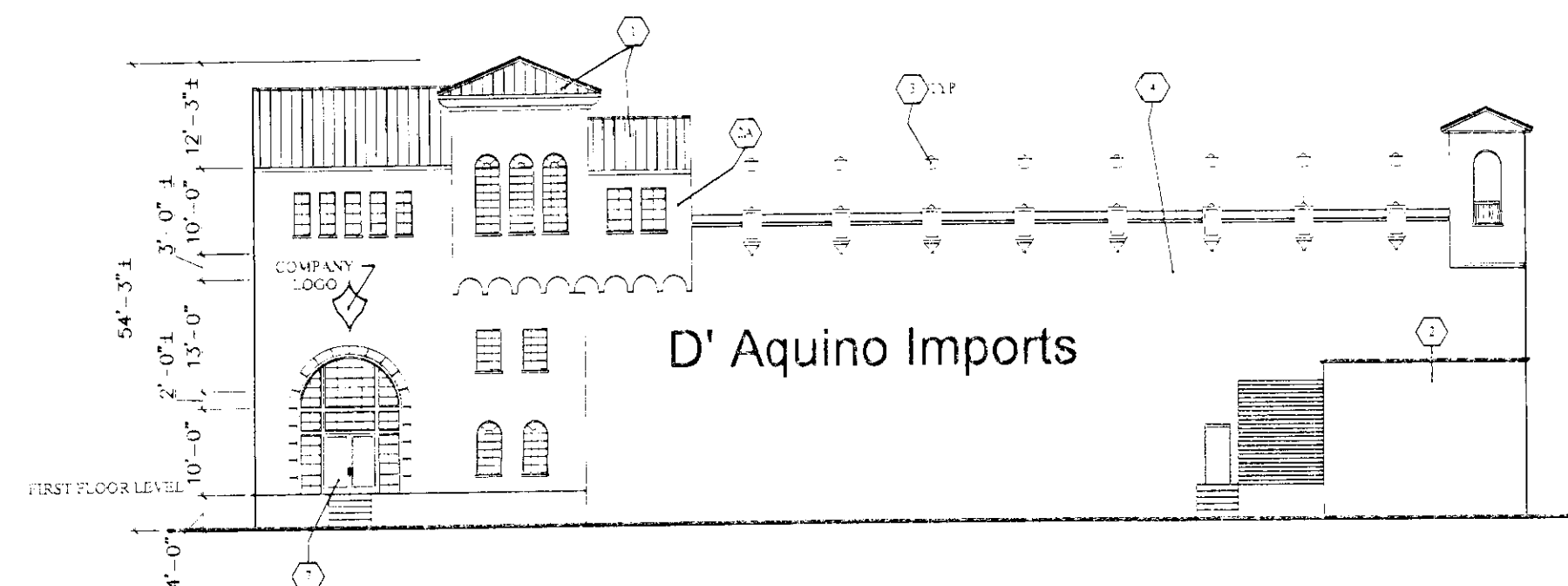
WAREHOUSE REMODEL & TENANT IMPROVEMENT
2770 HIGHLAND DRIVE
LAS VEGAS, NEVADA 89109

CONCEPT FLOOR PLANS
MR. GAETANO DAQUINO
5470 WINTHROP AVE. LAS VEGAS, NV 89103
TEL: (626) 359-1888

DRAWN:	AP
CHECKED:	AP
DATE:	10-05-2010
SCALE:	AS SHOWN
JOB NO:	10-108
FILE NAME:	
DRAWING:	



2

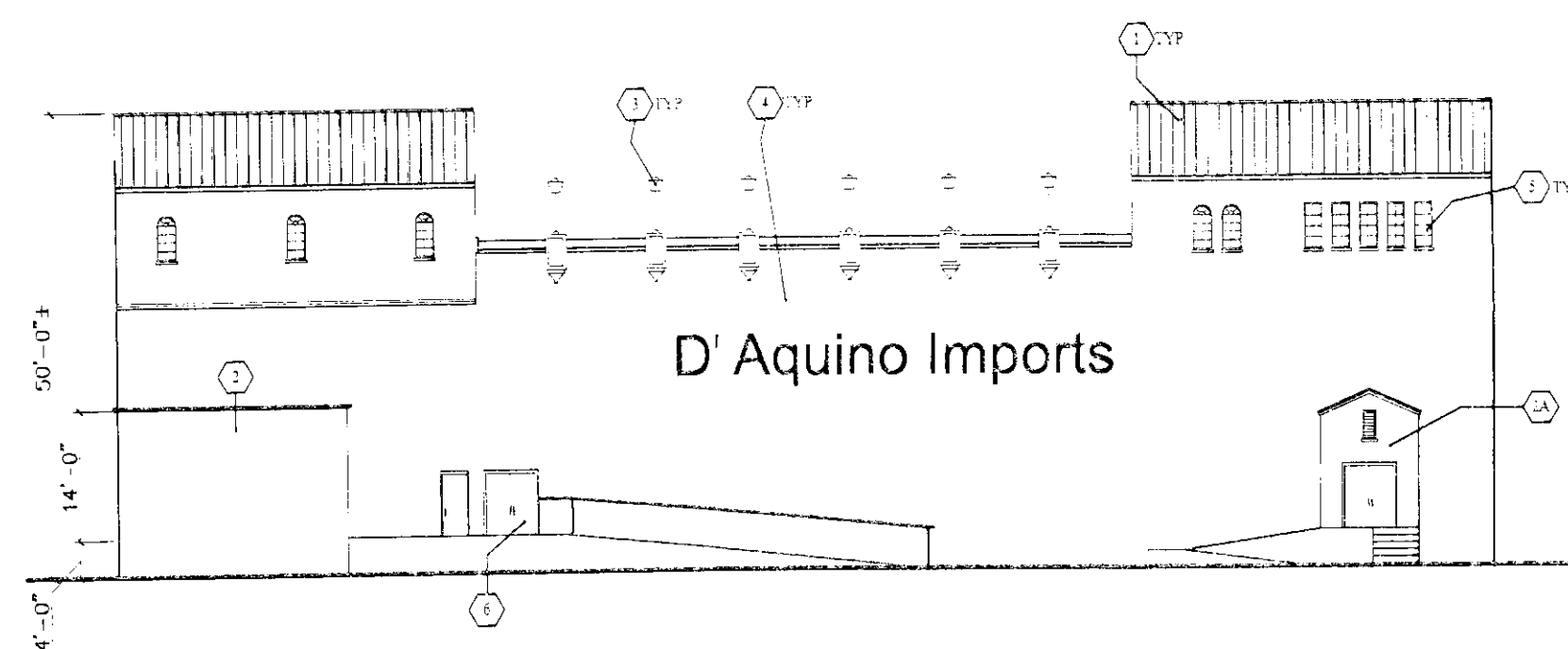


WEST ELEVATION (FRONT)

SCALE 1/16" = 1'-0"

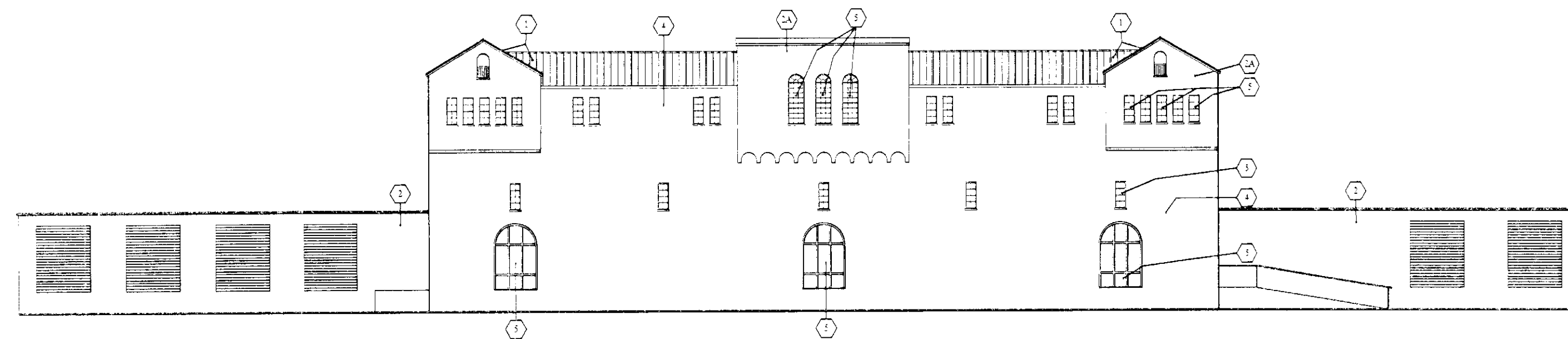
SIGNAGE INFORMATION:

COMPANY LOGO: 6'-2" HIGH, 4'-3" WIDE- INTERNALLY ILLUMINATED
UPPER CASE LETTER: 4'-6" HIGH- INTERNALLY ILLUMINATED
LOWER CASE LETTER: 3'-4" HIGH- INTERNALLY ILLUMINATED



EAST ELEVATION (REAR)

SCALE 1/16" = 1'-0"

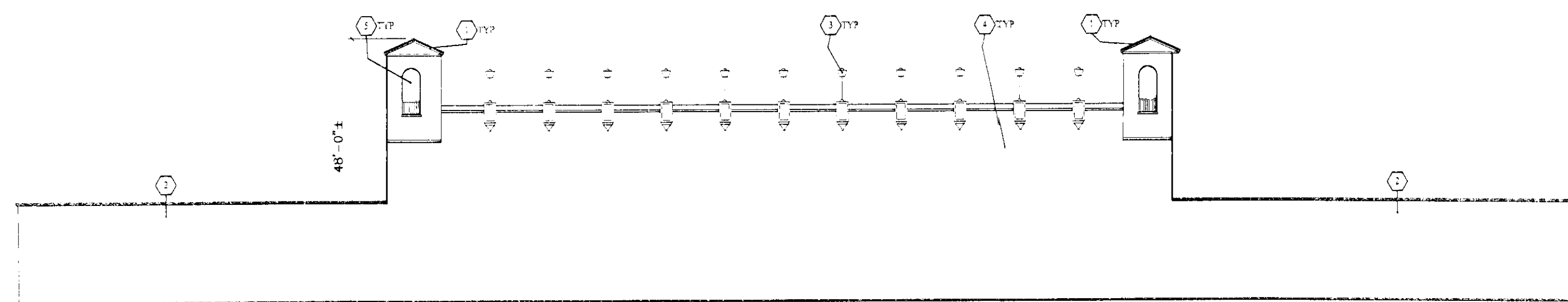


NORTH ELEVATION (SIDE)

SCALE 1/16" = 1'-0"

EXTERIOR COLOR/ MATERIAL SCHEDULE:

- 1 CONCRETE TILE ROOF
DUNN EDWARDS: DE5251-SPICE CAKE
OR MATCH WITH CONCRETE TILE COLORS
- 2 STUCCO, PAINTED
DUNN EDWARDS: DE5239-DELIGHTFUL PEACH
- 2A STUCCO, PAINTED
DUNN EDWARDS: DE5241-SICILIAN VILLA
- 3 POLE MOUNTED LIGHT FIXTURES @ PARAPET.
- 4 CONCRETE BLOCK WALLS WITH STUCCO FINISH, PAINTED.
DUNN EDWARDS: DE5239-DELIGHTFUL PEACH
- 5 PAINTED WINDOW TREATMENT OR REAL WINDOWS,
WHERE SHOWN ON CONSTRUCTION DWGS.
DUNN EDWARDS: DE5584-SHRUBBERY
- 6 PAINT ALL DOORS & FRAMES.
COLOR TO MATCH ADJACENT WALL COLORS.
- 7 DARK BRONZE ALUMINIUM WITH CLEAR GLASS.



SOUTH ELEVATION (SIDE)

SCALE 1/16" = 1'-0"

REV	DATE	DESCRIPTION
1	11/30/2010	
2	12/15/2010	

L.T.I. Inc.
CONSTRUCTION MANAGEMENT
2522 CHAMBERS RD., SUITE #100
TUSTIN, CA 92780
SURESH A. KODOLAKAR
NEVADA LICENSE # 54861
PHONE: (714) 734-8820
FAX: (714) 734-8820
E-MAIL: LTI@LTIINC.ORG

STAMP

**WAREHOUSE REMODEL &
TENANT IMPROVEMENT**
2770 HIGHLAND DRIVE
LAS VEGAS, NEVADA 89109

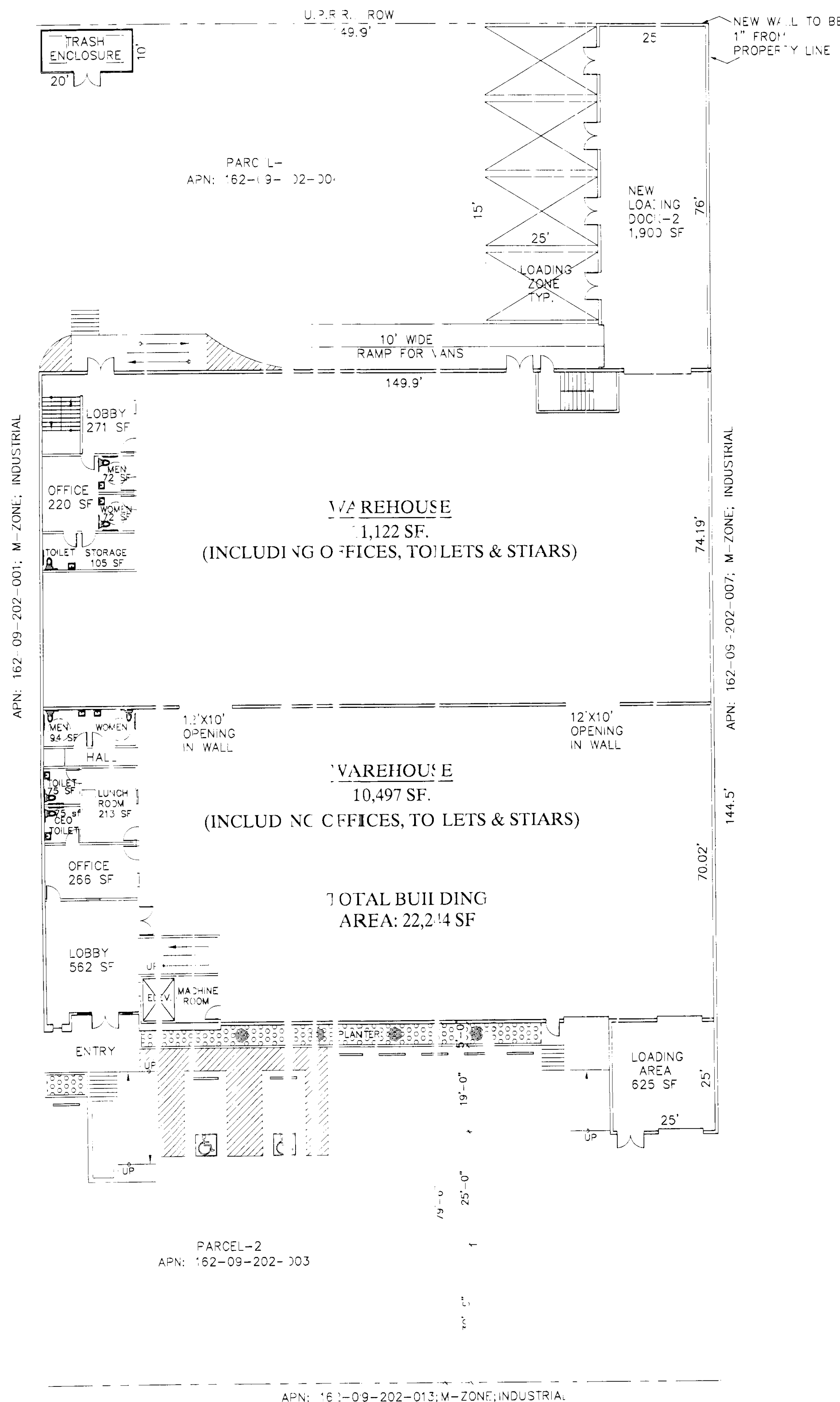
CONCEPT EXTERIOR ELEVATIONS

CHECKED:	AP
DATE:	10-05-2010
SCALE:	AS SHOWN
JOB NO:	10-108
FILE NAME:	
DRAWING	

3

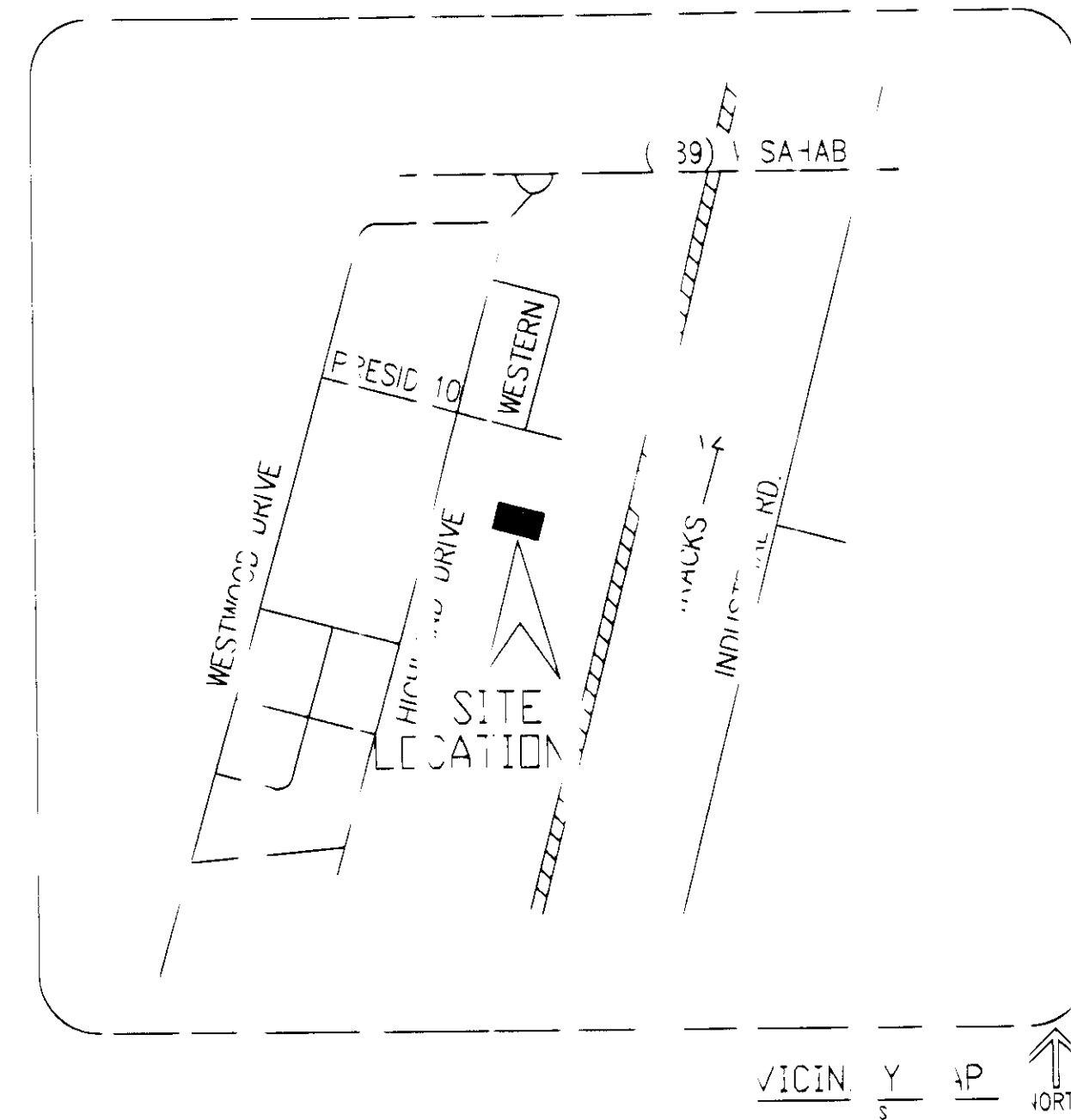
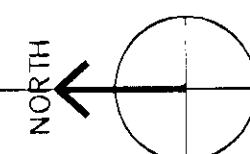
PLOT DATE: 12/15/10

20212010



PROPOSED SITE PLAN

SCALE 1/16" = 1'-0"



SITE:

PARCEL 1: APN 62-09-02-004 (277) H (LAND) 3.3 SF 0.7 ACRES
PARCEL 2: APN 62-09-02-003 (270) H (LAND) 1.0 SF 0.2 ACRES
TOTAL SITE AREA: 45.09 SF.

BUILDING AREA ANALYSIS/PARTICIPANT CALCULATIONS

EXISTING WAREHOUSE = 22,144 SF.

PROPOSED ADDITIONS:

- 1) NEW LOADING DOCKS
ONE AT SITE = 1,900 SF
- 2) NEW OFFICE STORAGE
& OFFICES = 653 SF
- 3) ROOF LEVEL SECURITY
GUARD TATION, STORAGE,
LUNCH ROOM & TOILETS = 1,500 SF
- 4) ROOF LEVEL DISPLAY AREA
(INSIDE THE BUILDING) = 1,674 SF
- 5) TERRACE FOR WINE
TASTING PARTIES = 4,000 SF

TOTAL USABLE AREA = 31,921 SF.

PARTICIPANT SUMMARY:

- 1) WAREHOUSE AREA INCLUDING NEW LOADING DOCKS.
OFFICE STORAGE, TOILETS, LUNCH ROOM.
SECURITY GUARD STATION, ETC = 26,147 SF / 500 = 11 CARS
- 2) DISPLAY AREA (4,000 + 1,674) = 5,674 SF / 500 = 11 CARS

TOTAL CARS REQUIRED: 21 CARS
TOTAL CARS PROVIDED: 8 CARS

LEGEND:

- LOADING ZONE
15'X25' TYP.
- 2"-DG. WITH 5 GALLON SHROUBS @ 5'-0" O.C.
WITH AUTOMATIC IRRIGATION SYSTEM WITH BACKFLOW
PREVENTOR FROM DOMESTIC WATER LINE
- 4-QUEEN PALLETS WITH STRUT HEIGHT

VAR-4037 VAR-4054:
SDF-4037 4 REVISED
04/20/11 CC

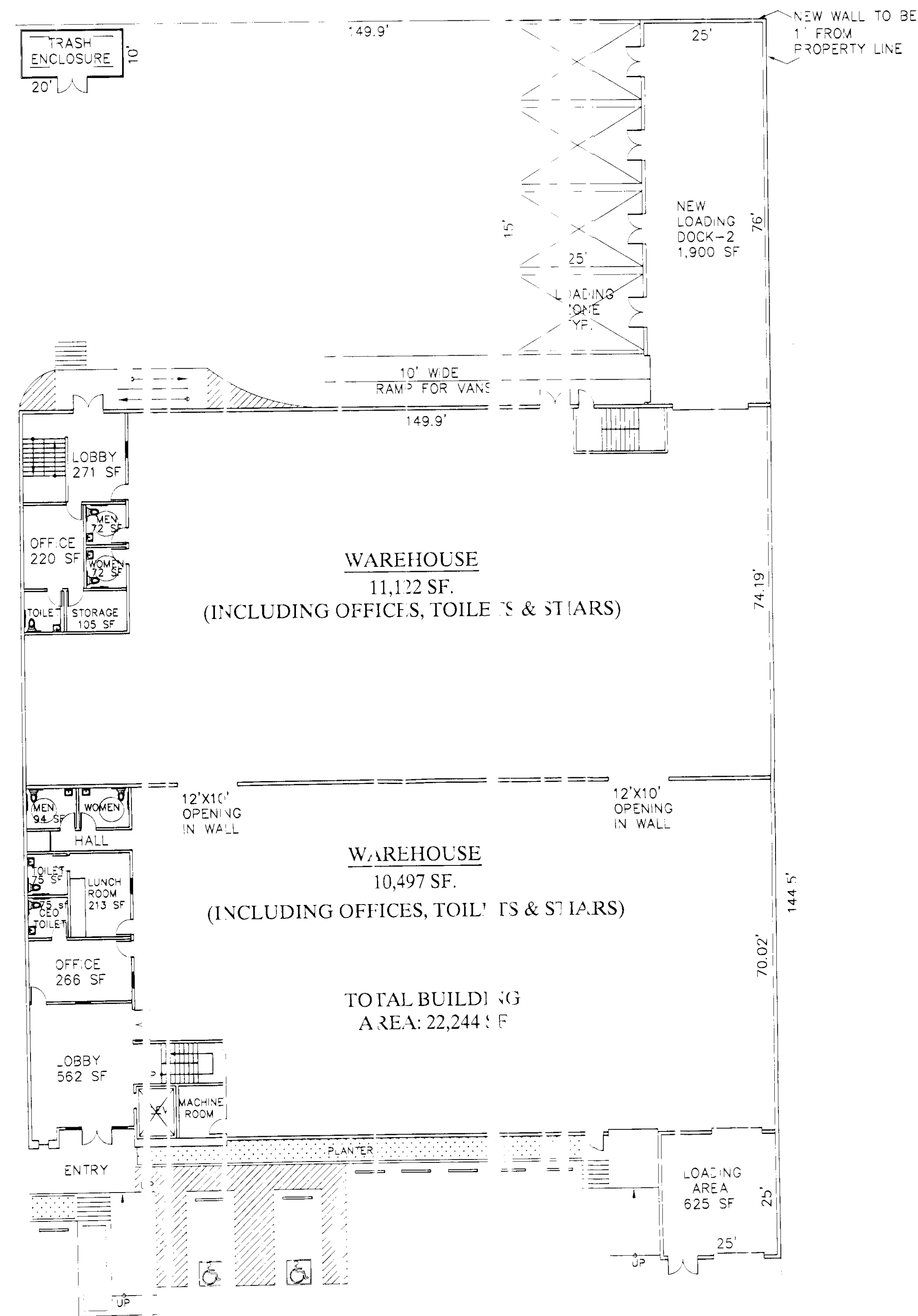
L.T.I. Inc.
CONSTRUCTION MANAGEMENT
2522 CHAMBERS RD. SUITE #100
TUSTIN, CA 92780
SURESH A. KODOLAKAR
NEVADA LICENSE # 5489
TEL: (714) 734-8810 FAX: (714) 734-8820
EMAIL: LT@LTINC.ORG

WAREHOUSE REMODEL &
TENANT IMPROVEMENT
2770 HIGHLAND DRIVE
LAS VEGAS, NEVADA 89109

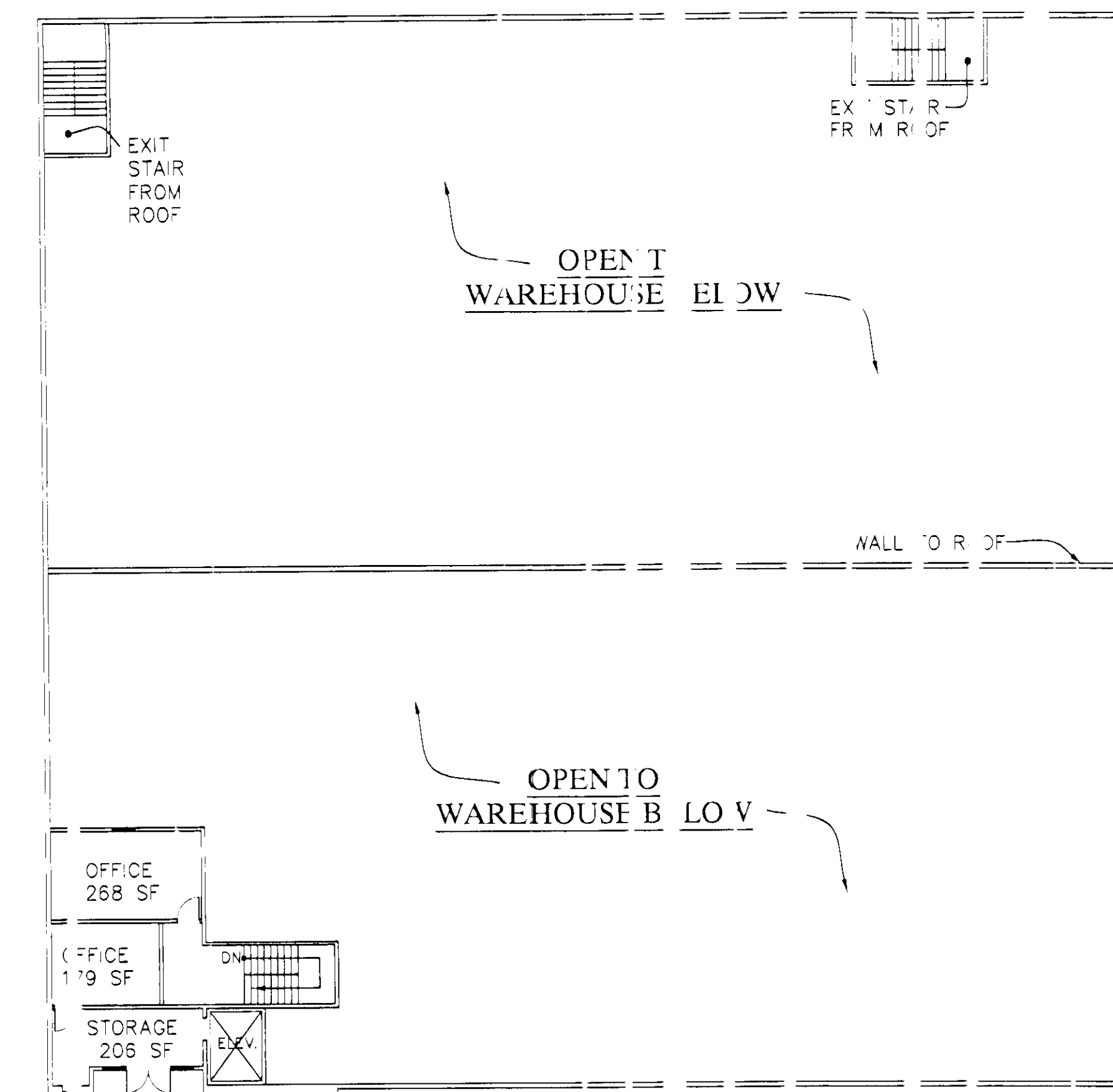
CONCEPT SITE PLAN

DRAWN:
CHECKED: AP
DATE: 10-05-2011
SCALE: AS SHOWN
JOB NO: 10-108
FILE NAME:
DRAWING

1



PROPOSED FIRST FLOOR PLAN
SCALE 1/16" = 1'-0"

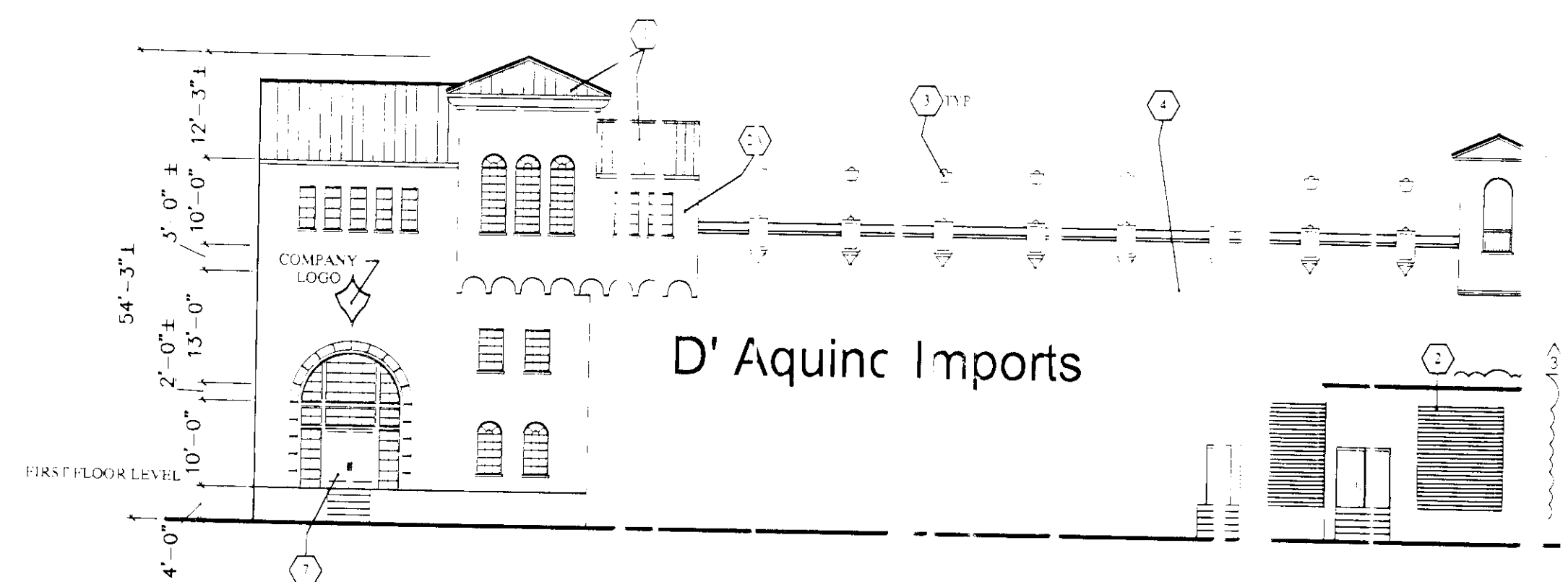


SECOND FLOOR PLAN
SCALE 1/16" = 1'-0"
RECEIVED APR 1 2011

REVISION	
11/19/2010	QTY CHANGE
12/15/2010	OWNER'S REQUEST
4/29/11	

WAREHOUSE REMODEL & TENANT IMPROVEMENT
2770 HIGHWAY 395
LAS VEGAS, NEVADA 89109

CONCEPT FLOOR PLANS	MR. GAETANO DAQUINO 5470 WYN ROAD #300, LAS VEGAS, NV 89103 TEL: (626) 359-1988
DRAWN:	AP
CHECKED:	AP
DATE:	10-05-2010
SCALE:	AS SHOWN
JOB NO:	10-108
FILE NAME:	
DRAWING	

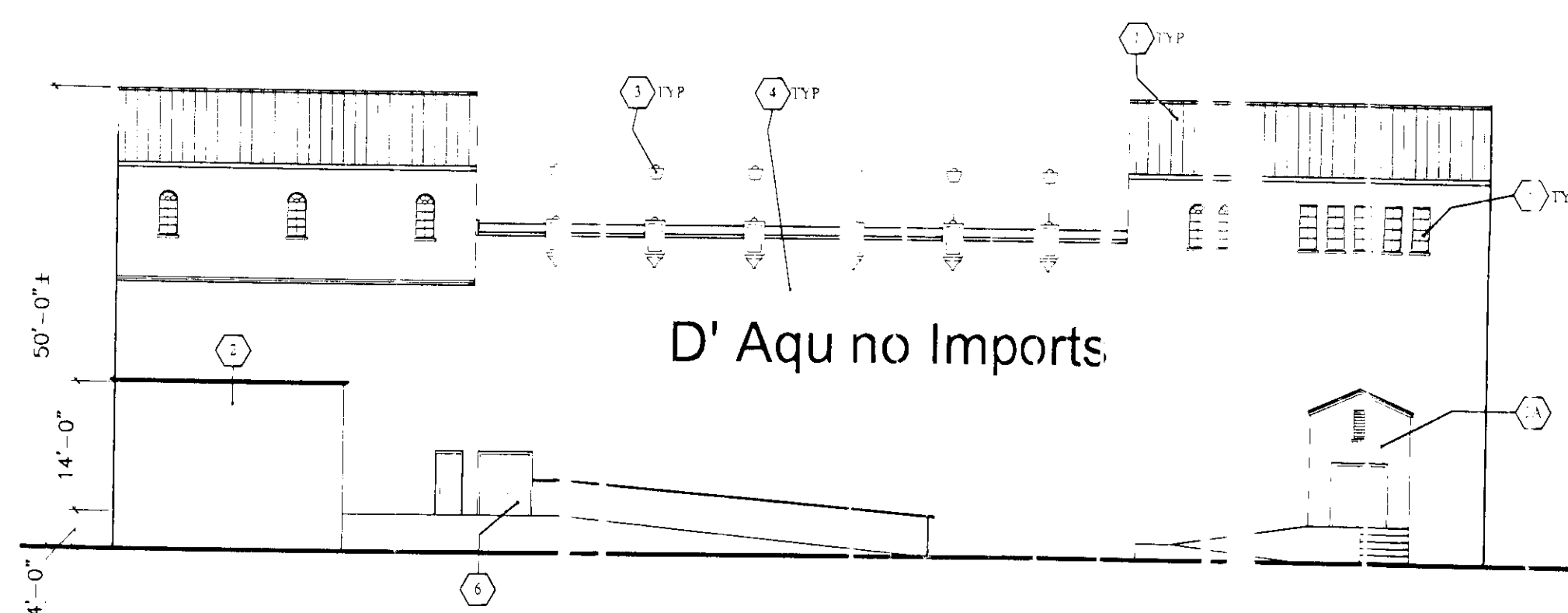


WEST ELEVATION (FRONT)

SCALE 1/16" = 1'-0"

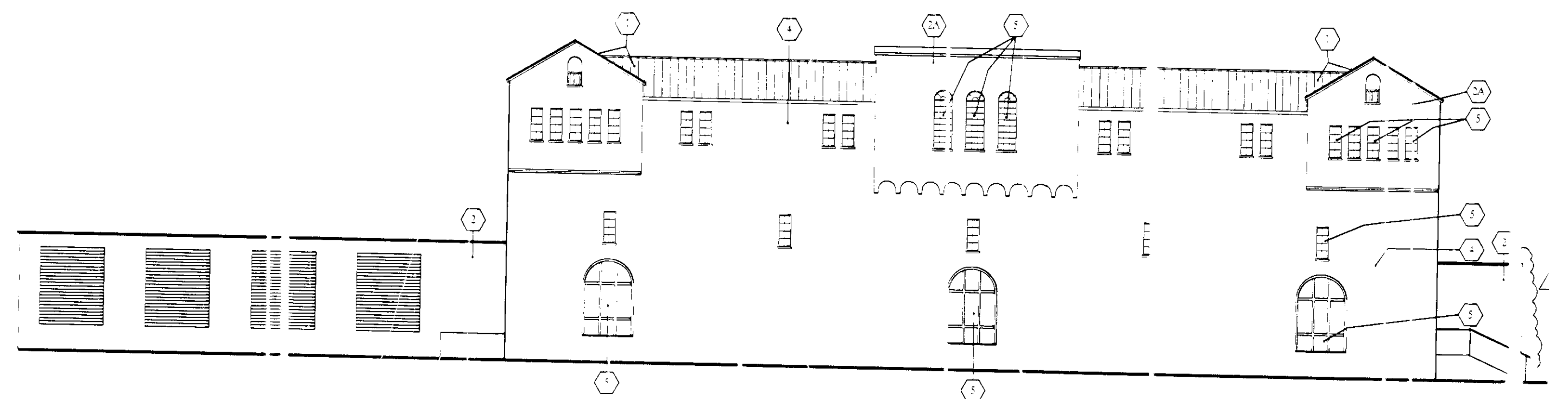
SIGNAGE INFORMATION:

COMPANY LOGO: 6'-2" HIGH 4'-3" WIDE INTERNALLY ILLUMINATED
UPPER CASE LETTER: 4'-6" HIGH INTERNALLY ILLUMINATED
LOWER CASE LETTER: 3'-4" HIGH INTERNALLY ILLUMINATED



EAST ELEVATION (REAR)

SCALE 1/16" = 1'-0"

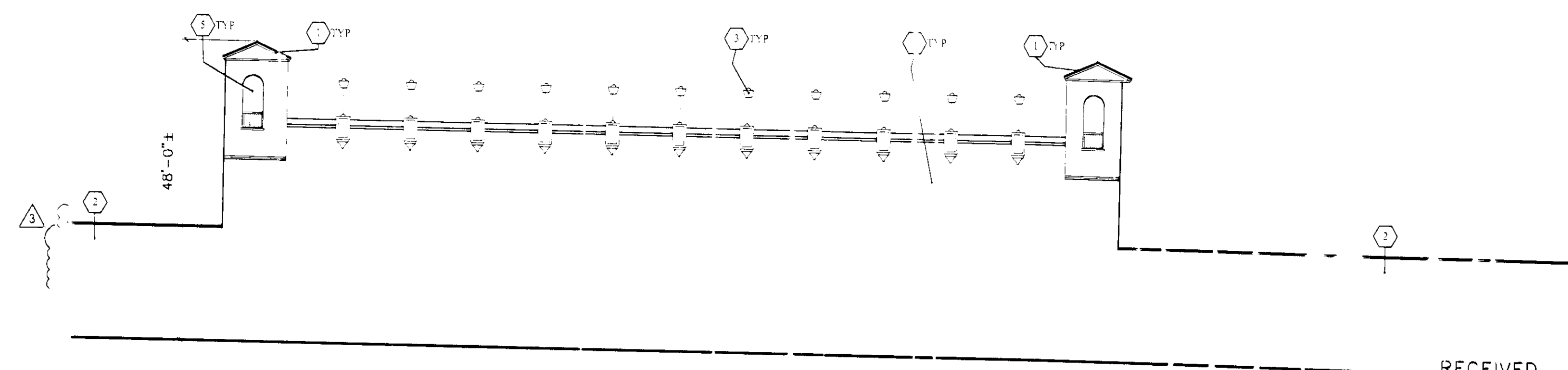


NORTH ELEVATION (SIDE)

SCALE 1/16" = 1'-0"

EXTERIOR COLOR/ MATERIAL SCHEDULE:

- 1 CONCRETE TILE ROOF
DUNN EDWARDS: DE5251-SPICE CAKE
OR MATCH WITH CONCRETE TILE COLORS
- 2 STUCCO, PAINTED
DUNN EDWARDS: DE5239-DELIGHTFUL PEACH
- 2A STUCCO, PAINTED
DUNN EDWARDS: DE5241-SICILIAN VILLA
- 3 POLE MOUNTED LIGHT FIXTURES @ PARAPET.
- 4 CONCRETE BLOCK WALLS WITH STUCCO FINISH, PAINTED.
DUNN EDWARDS: DE5239-DELIGHTFUL PEACH
- 5 PAINTED WINDOW TREATMENT OR REAL WINDOWS,
WHERE SHOWN ON CONSTRUCTION DWGS.
DUNN EDWARDS: DE5584-SHRUBBERY
- 6 PAINT ALL DOORS & FRAMES.
COLOR TO MATCH ADJACENT WALL COLORS.
- 7 DARK BRONZE ALUMINIUM WITH CLEAR GLASS.



SOUTH ELEVATION (SIDE)

SCALE 1/16" = 1'-0"

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APR 14 2011

VAR-40 5 VAR-40543
SDR-4 74 REVISED
04/11 CC

REVISION	
1	11/30/2010
2	12/15/2011
3	OWNER'S REQUEST 4/09/2011
L.T.I., Inc. CONSTRUCTION MANAGEMENT 2922 CHAMBERS RD. SUITE #100 TUSTIN, CA 92780 SURESH A. KODOLAK NEVADA LICENSE # 5489 TEL: (714) 734-8810 FAX: (714) 734-8820 EMAIL: LT@LTIINC.ORG	

STAMP

WAREHOUSE REMODEL &
TENANT IMPROVEMENT
2770 S. HIGHLAND DRIVE
LAS VEGAS, NEVADA 89109

CONCEPT EXTERIOR ELEVATIONS

MRS. GAI LANO DAQUINO
5470 WYN ROAD #300, LAS VEGAS, NV. 89103
TEL: (629) 359-1988

DRAWN:	
CHECKED:	AP
DATE:	10-05-2010
SCALE:	AS SHOWN
JOB NO:	10-108
FILE NAME:	

DRAWING

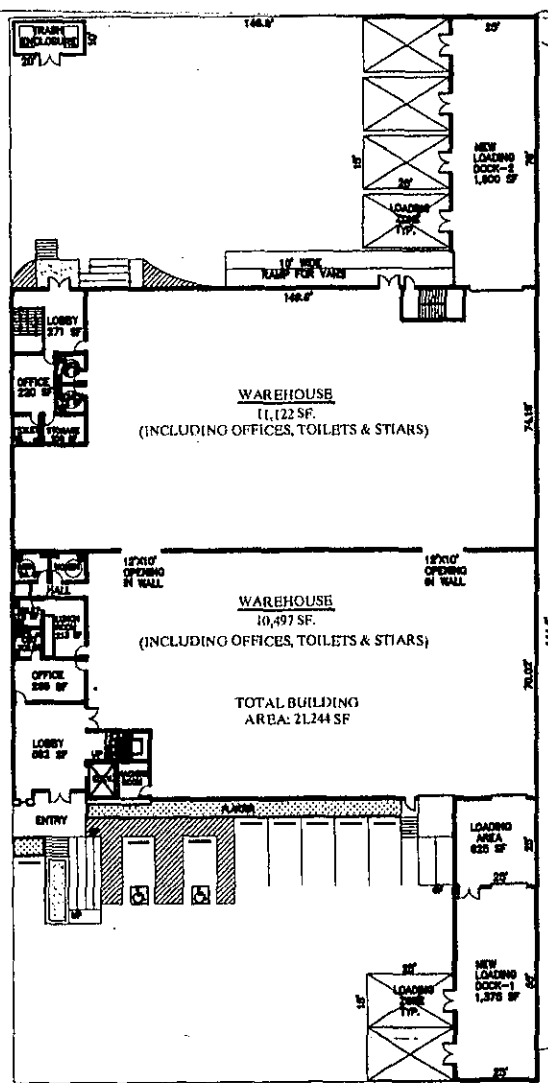
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PLOT DATE: 4/09/11

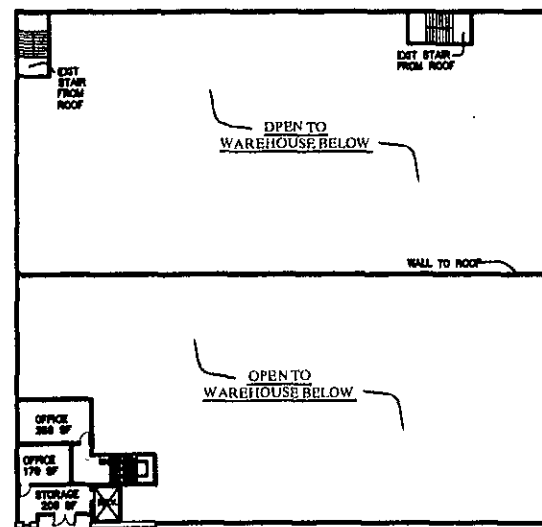
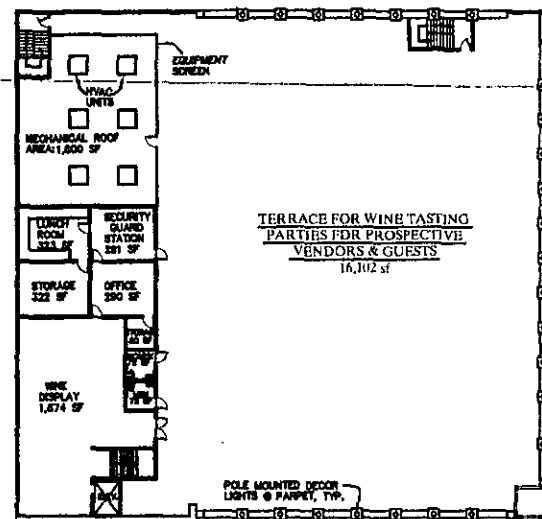


4-QUEEN PALMS WITH 8" TRUNK DETERMINED

VAR-40375
VAR-40543
SDR-40374

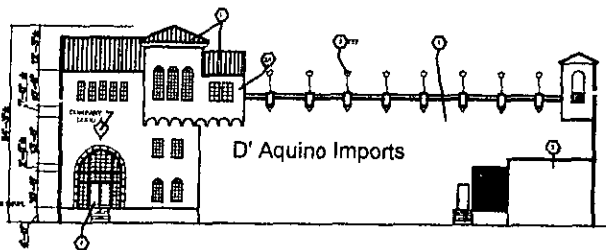


RECEIVED
DEC 21 2010



REVISION	
1	12/10/2010
L. T. L. Inc. CONSTRUCTION MANAGEMENT 2222 S. RIVINGTON AVE. SUITE 200 LAS VEGAS, NV 89103 TEL: (702) 734-1000 FAX: (702) 734-1001	
WAREHOUSE REMODEL & TENANT IMPROVEMENT 2770 HIGHLAND DRIVE LAS VEGAS, NEVADA 89109	
CONCEPT FLOOR PLANS	MR. GAETANO DAQUINO SALOON & RESTAURANT 2222 S. RIVINGTON AVE. SUITE 200 LAS VEGAS, NV 89103 TEL: (702) 734-1000
DATE	12-10-2010
BY	AL BROWN
CHKD BY	12-10-2010
FILE NO.	12-10-2010
PROJECT	

VAR-40375
VAR-40543
SDR-40374

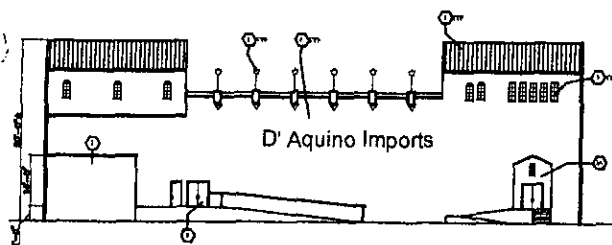


WEST ELEVATION (FRONT)

SCALE 1/4" = 1'-0"

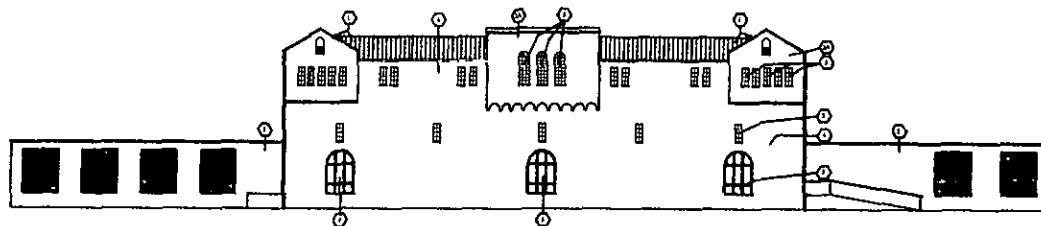
SIGNAGE INFORMATION:

COMPANY LOGO: 6'-2" HIGH, 4'-3" WIDE: INTERNALLY ILLUMINATED
UPPER CASE LETTER: 4'-6" HIGH: INTERNALLY ILLUMINATED
LOWER CASE LETTER: 3'-3" HIGH: INTERNALLY ILLUMINATED



EAST ELEVATION (REAR)

SCALE 1/4" = 1'-0"



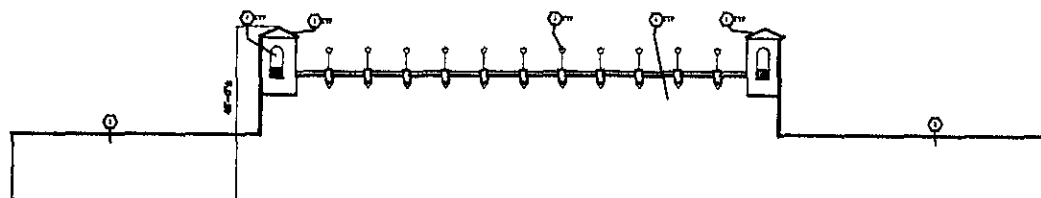
NORTH ELEVATION (SIDE)

SCALE 1/4" = 1'-0"

EXTERIOR COLOR/ MATERIAL SCHEDULE:

- 1 CONCRETE TILE ROOF
DUNN EDWARDS: DE5251-SPICE CAKE
OR MATCH WITH CONCRETE TILE COLORS
- 2 STUCCO, PAINTED
DUNN EDWARDS: DE5239-DELICIOUS PEACH
- 2A STUCCO, PAINTED
DUNN EDWARDS: DE5241-SICILIAN VILLA
- 3 POLE MOUNTED LIGHT FIXTURES @ PARAPET
- 4 CONCRETE BLOCK WALLS WITH STUCCO FINISH, PAINTED.
DUNN EDWARDS: DE5239-DELICIOUS PEACH
- 5 PAINTED WINDOW TREATMENT OR REAL WINDOWS,
WHERE SHOWN ON CONSTRUCTION DWGS.
DUNN EDWARDS: DE5584-SERAPHIM
- 6 PAINT ALL DOORS & FRAMES.
COLOR TO MATCH ADJACENT WALL COLORS.
- 7 DARK BRONZE ALUMINUM WITH CLEAR GLASS.

RECEIVED
DEC 21 2010



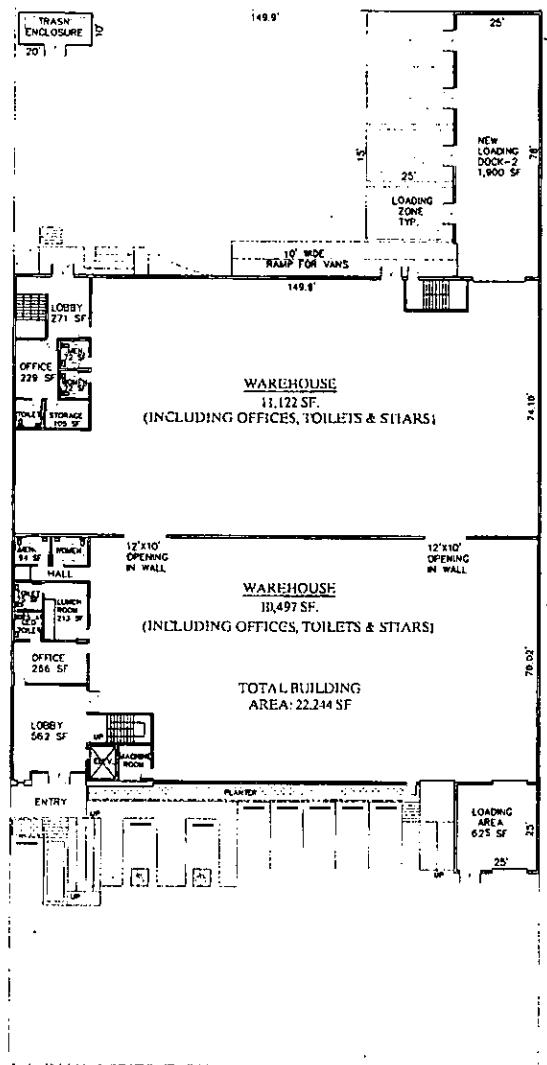
SOUTH ELEVATION (SIDE)

VAR-40375

VAR-40543

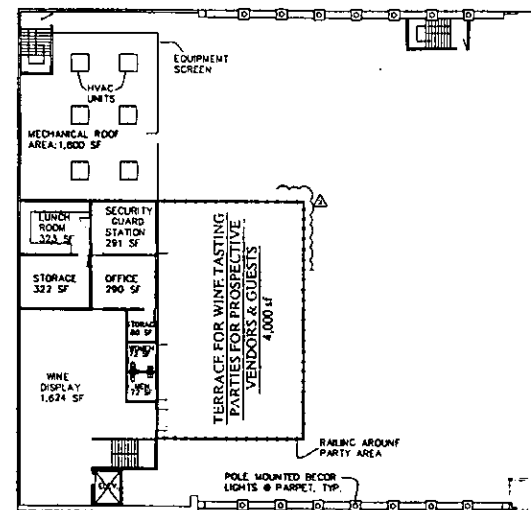
SDR-40374

L.T.I. Inc. CONSTRUCTION MANAGEMENT 11111 W. 11TH AVE. SUITE 100 LAS VEGAS, NV 89135 TEL: (702) 734-4800 FAX: (702) 734-4800	
WAREHOUSE REMODEL & TENANT IMPROVEMENT 2770 HIGHLAND DRIVE LAS VEGAS, NEVADA 89109	
CONCEPT EXTERIOR ELEVATIONS MR. GAETANO DAQUINO 5470 WYNN ROAD #200, LAS VEGAS, NV 89115 TEL: (702) 734-1388	3



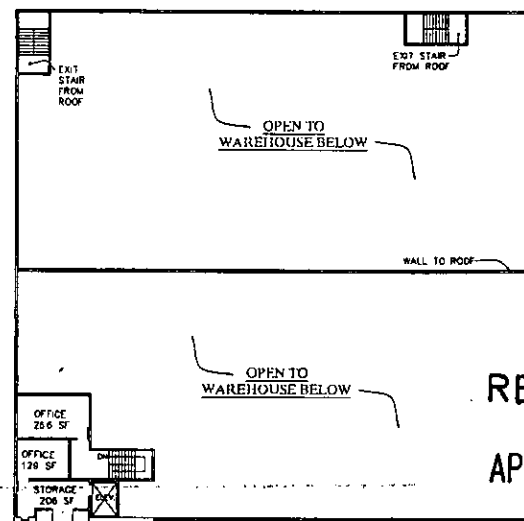
PROPOSED FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"



ROOF PLAN

SCALE 1/8" = 1'-0"



SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

REVISIONS 1. 10-05-2010 2. 10-05-2010 3. 10-05-2010 4. 10-05-2010 5. 10-05-2010 6. 10-05-2010 7. 10-05-2010 8. 10-05-2010 9. 10-05-2010 10. 10-05-2010	
PROJECT INFORMATION PROJECT NAME: WAREHOUSE REMODEL & TENANT IMPROVEMENT PROJECT ADDRESS: 2770 HIGHLAND DRIVE CITY: LAS VEGAS, NEVADA 89109 CLIENT: MR. GAETANO DAQUINO CLIENT ADDRESS: 3470 WYN ROAD #300, LAS VEGAS, NV 89109 CLIENT TEL: (878) 338-1588	
DESIGNER INFORMATION DESIGNER: L. T. I. Inc. DESIGNER ADDRESS: 5227 CHAMBERS RD. SUITE 7105 CITY: LAS VEGAS, NV 89120 DESIGNER TEL: (714) 731-8810 DESIGNER FAX: (714) 731-8800 DESIGNER EMAIL: DAVE.LUNA@LTI-INC.COM	
CONCEPT FLOOR PLANS MR. GAETANO DAQUINO 3470 WYN ROAD #300, LAS VEGAS, NV 89109 TEL: (878) 338-1588	
2	

VAR-40375 VAR-40543
 SDR-40374 REVISED
 04/20/11 CC

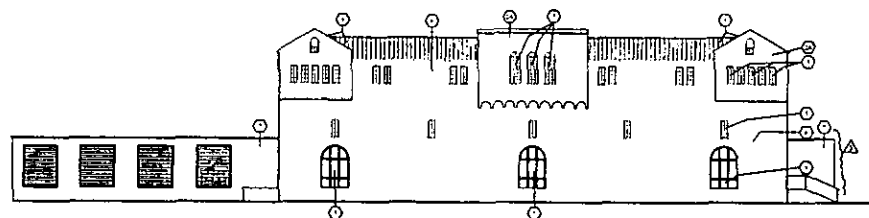


WEST ELEVATION (FRONT)

SCALE 1/8" = 1'-0"

SIGNAGE INFORMATION:

COMPANY LOGO: 6" HIGH, 4.3" WIDE- INTERNALLY ILLUMINATED
UPPER CASE LETTER: 4" HIGH- INTERNALLY ILLUMINATED
LOWER CASE LETTER: 3.4" HIGH- INTERNALLY ILLUMINATED



NORTH ELEVATION (SIDE)

SCALE 1/16" = 1'-0"

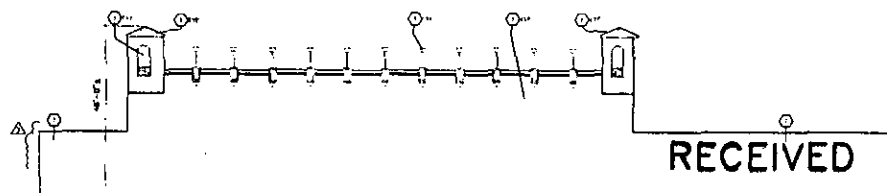
EXTERIOR COLOR/ MATERIAL SCHEDULE:

- 1 CONCRETE TILE ROOF
DUNN EDWARDS: DE5251-SPICE CAKE
OR MATCH WITH CONCRETE TILE COLORS
- 2 STUCCO, PAINTED
DUNN EDWARDS: DE5239-DELIGHTFUL PEACH
- 2A STUCCO, PAINTED
DUNN EDWARDS: DE5241-SICHUAN VILLA
- 3 POLE MOUNTED LIGHT FIXTURES & PARAPET.
- 4 CONCRETE BLOCK WALLS WITH STUCCO FINISH, PAINTED.
DUNN EDWARDS: DE5239-DELIGHTFUL PEACH
- 5 PAINTED WINDOW TREATMENT OR REAL WINDOWS.
WHEN SHOWN ON CONSTRUCTION DWGS.
DUNN EDWARDS: DE5584-SHRUBBERY
- 6 PAINT ALL DOORS & FRAMES.
COLOR TO MATCH ADJACENT WALL COLORS.
- 2 DARK BRONZE ALUMINUM WITH CLEAR GLASS.



EAST ELEVATION (REAR)

SCALE 1/16" = 1'-0"



RECEIVED

APR 14 2011

SOUTH-ELEVATION (SIDE)

$$50 \text{ mE } (1.05^\circ) = 1'-0"$$

VAR-40375 VAR-40543
SDR-40374 REVISED
04/20/11 CC



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

April 21, 2011

Mr. Fabrizio Pena
Gaetano D'Aquino
1850 Business Center Drive
Duarte, California 91010

RE: VAR-40543 - VARIANCE
RELATED TO VAR-40375 AND SDR-40374
CITY COUNCIL MEETING OF APRIL 20, 2011

Dear Mr. Pena:

The City Council at a regular meeting held April 20, 2011, APPROVED the request for a Variance TO ALLOW A ZERO-FOOT FRONT AND SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED on 1.03 acres at 2700 and 2770 Highland Drive (APNs 162-09-202-003 and 004), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 20, 2011. This approval is subject to:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-40375) and Site Development Plan Review (SDR-40374) 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. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

A handwritten signature in cursive script, reading "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: See Attached List

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Mr. Fabrizio Pena
VAR-40543 -- Page Two
April 21, 2011

cc: Mr. Aron Phadnis
67 Clearwood Avenue
Duarte, California 91010



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

March 17, 2011

Mr. Fabrizio Pena
Gaetano D'Aquino
1850 Business Center Drive
Duarte, California 91010

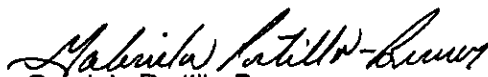
RE: VAR-40543 - VARIANCE
RELATED TO VAR-40375 AND SDR-40374
CITY COUNCIL MEETING OF MARCH 16, 2011

Dear Mr. Pena:

The City Council at a regular meeting held March 16, 2011, HELD IN ABEYANCE the request for a Variance TO ALLOW A ZERO-FOOT FRONT AND SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED on 1.03 acres at 2700 and 2770 Highland Drive (APNs 162-09-202-003 and 004), M (Industrial) Zone.

This item will be heard during the 1:00 p.m. Planning discussion portion of the April 20, 2011, City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

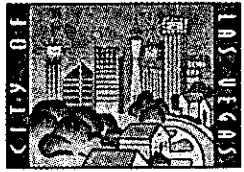

Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Aron Phadnis
67 Clearwood Avenue
Duarte, California 91010

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

VOICE 702.229.8011
TTY 702.386.9108
www.lasvegasnevada.gov

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

February 9, 2011

Mr. Fabrizio Pena
Gaetano D'Aquino
1850 Business Center Drive
Duarte, California 91010

**RE: VAR-40543 - VARIANCE RELATED TO VAR-40375 AND SDR-40374
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2011**

Dear Mr. Pena:

Your request for a Variance TO ALLOW A ZERO-FOOT FRONT AND SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED on 1.03 acres at 2700 and 2770 Highland Drive (APNs 162-09-202-003 and 004), M (Industrial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on February 8, 2011.

The Planning Commission vote resulted in a **TIE** which is tantamount to **NO RECOMMENDATION**.

This item will be considered by the City Council on **March 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. Aron Phadnis
67 Clearwood Avenue
Duarte, California 91010

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





January 19, 2011

Mr. Fabrigio Pena
Gaetano D'Aquino
1850 Business Center Drive
Duarte, California 91010

**RE: VAR-40543 - VARIANCE RELATED TO VAR-40375 AND SDR-40374
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2011**

Dear Mr. Pena:

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

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

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

Sincerely,

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

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Aron Phadnis
67 Clearwood Avenue
Duarte, California 91010

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



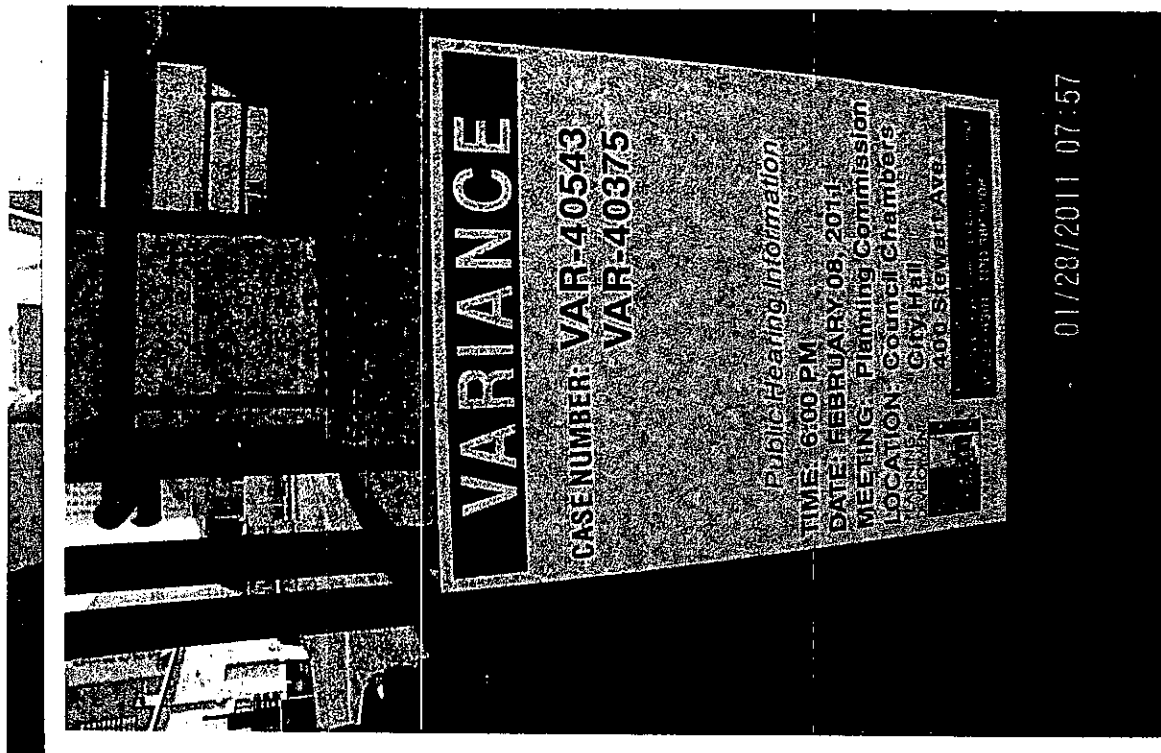
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-40543

MEETING DATE: 02/08/11 PC

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



[Signature]
Signature

1-28-11
Date

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

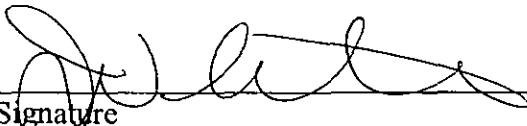


CASI

MEE

Sign F
Code, v
schedul




Signature

1-28-11
Date

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

Application Information

VAR-40375 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GAETANO D'AGUINO - Request for a Variance TO ALLOW EIGHT PARKING SPACES WHERE 48 ARE REQUIRED on 1.03 acres at 2700 and 2770 Highland Drive (APNs 162-09-202-003 and 004), M (Industrial) Zone, Ward 1 (Tarkanian).

VAR-40543 - VARIANCE RELATED TO VAR-40375 - PUBLIC HEARING - APPLICANT/OWNER: GAETANO D'AGUINO - Request for a Variance TO ALLOW A ZERO-FOOT FRONT AND SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED on 1.03 acres at 2700 and 2770 Highland Drive (APNs 162-09-202-003 and 004), M (Industrial) Zone, Ward 1 (Tarkanian).

Application Location



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

Public Hearing Information

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

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

Application Information

VAR-40375 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GAETANO D'AGUINO - Request for a Variance TO ALLOW EIGHT PARKING SPACES WHERE 48 ARE REQUIRED on 1.03 acres at 2700 and 2770 Highland Drive (APNs 162-09-202-003 and 004), M (Industrial) Zone, Ward 1 (Tarkanian).

VAR-40543 - VARIANCE RELATED TO VAR-40375 - PUBLIC HEARING - APPLICANT/OWNER: GAETANO D'AGUINO - Request for a Variance TO ALLOW A ZERO-FOOT FRONT AND SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED on 1.03 acres at 2700 and 2770 Highland Drive (APNs 162-09-202-003 and 004), M (Industrial) Zone, Ward 1 (Tarkanian).

Application Location



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

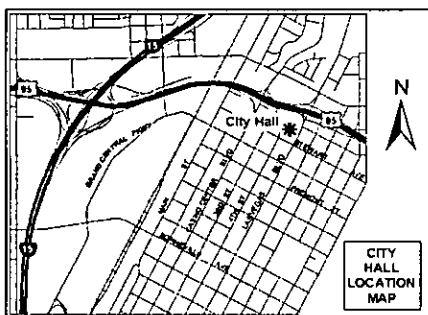
Public Hearing Information

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

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

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

Return Service Requested
Official Notice of Public Hearing



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

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

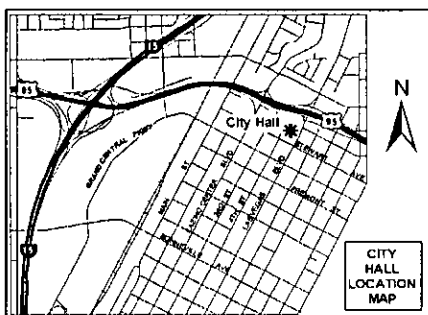
Please use available blank space on card for your comments.

VAR-40375 & VAR-40543

Planning Commission Meeting of 2/8/2011

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

Return Service Requested
Official Notice of Public Hearing



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

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-40375 & VAR-40543

Planning Commission Meeting of 2/8/2011

Development Notification

PC Meeting: February 8, 2011a

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

VAR-40543

Beverly Green NA

Clark Terrace Mutual Homes, Inc.

Clark Towers Senior Apartments

Gateway Neighborhood Association

Glen Heather Estates NA

McNeil Estates NA

Meadows Mobile Home Park Neighborhood Watch

Rancho Bonito Estates HOA

Rancho Bonito NA

Rancho Oakey NA

Rancho Sereno NA

Richfield NA

Scotch Eighty Owners' Association

Spanish Oaks HOA

Sunlake Apartments

Versailles Senior Apartments

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: January 12, 2011
Re: **VAR-40543** Gaetano D'Aguino 2700 & 2770 Highland dr.
Request for a Variance to allow a zero-foot front and side yard set back

COMMENTS:

We have no comments on the request for a Variance to allow a zero-foot front and side yard setback where ten feet is required on 1.03 acres at 2700 and 2770 Highland Drive. We note that this action is related to Site Development Plan Review SDR-40374 and all of our recommended conditions are associated with that action.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

VAR-40543

HAND DELIVERED

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

ROUTED ELECTRONICALLY

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEMUS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

VAR-40375 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GAETANO D'AGUINO -
Request for a Variance TO ALLOW EIGHT PARKING SPACES WHERE 47 ARE REQUIRED on 1.03 acres at
2700 and 2770 Highland Drive (APNs 162-09-202-003 and 004), M (Industrial) Zone, Ward 1 (Tarkanian).

VAR-40543 - VARIANCE RELATED TO VAR-40375 - PUBLIC HEARING - APPLICANT/OWNER:
GAETANO D'AGUINO - Request for a Variance TO ALLOW A ZERO-FOOT FRONT AND SIDE YARD
SETBACK WHERE TEN FEET IS REQUIRED on 1.03 acres at 2700 and 2770 Highland Drive (APNs 162-09-
202-003 and 004), M (Industrial) Zone, Ward 1 (Tarkanian).

SDR-40374 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-40375 AND VAR-40543 -
PUBLIC HEARING - APPLICANT/OWNER: GAETANO D'AGUINO - Request for a Site Development Plan
Review TO CONVERT AN EXISTING WAREHOUSE INTO A 45,398 SQUARE-FOOT WHOLESALE
SHOWROOM FACILITY WITH WAIVERS TO ALLOW NO PERIMETER LANDSCAPING BUFFER WHERE
EIGHT-FEET IS REQUIRED AND TO ALLOW NO LANDSCAPE ISLANDS WHERE ONE IS REQUIRED
FOR EVERY SIX PARKING SPACES on 1.03 acres at 2700 and 2770 Highland Drive (APNs 162-09-202-003
and 004), M (Industrial) Zone, Ward 1 (Tarkanian).

PLANNING COMMISSION: *FEBRUARY 8, 2011*

CITY COUNCIL: *MARCH 16, 2011*

PLANNING SUPERVISOR: *STEVE GEBEKE*



PUBLIC HEARING

Comments Due: *JANUARY 6, 2011*

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

LIST COMMENTS BELOW:

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**VAR Application**

YK

Report Date 12/21/2010 12:37 PM**Submitted By**

Page 1

A/P # 40543 VARIANCE

Application Information**Stages**

	Date / Time	By		Date / Time	By
Processed	12/21/2010 10:31	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

VAR-40543 - VARIANCE RELATED TO VAR-40375 - PUBLIC HEARING - APPLICANT/OWNER: GAETANO D'AGUINO - Request for a Variance TO ALLOW A ZERO FOOT SETBACK FOR THE FRONT AND SIDEYARDS WHERE A TEN-FOOT SETBACK IS REQUIRED on 1.03 acres at 2700 and 2770 Highland Drive (APNs 162-09-202-003 and 004), M (Industrial) Zone, Ward 1 (Tarkanian).

Parent A/P #

Project # 40543 Project/Phase Name
Size/Area 1.05 ACRE Size Description
Proposed Start Proposed Stop
% Complete Formula

Phase #
Subdivision Code
% Completed 0.00

Property/Site Information

Parcel 16209202004

Location

Owner/Tenant

Contact ID AC1725791	Name D'AQUINO GAETANO & SYLVIA FAM TR	
Mailing Address 1850 BUSINESS CENTER DR	Organization % D'AQUINO ITALIAN IMPORTING	
City DUARTE	State/Province CA	
ZIP/PC 91010-2901	Country	☐ Foreign
Day Phone	Evening Phone	
Fax	Mobile #	

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses2770 HIGHLAND DR
LAS VEGAS, 89109-**A/P Addresses**

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels16209202003
16209202004

Report Date 12/21/2010 12:37 PM

Submitted By

Page 2

Applicants/Contacts

Primary Y Capacity OWNER Contact ID AC1725791 ☐ Foreign
Effective Expire
Name D'AQUINO GAETANO & SYLVIA FAM TR
Day Phone Eve Phone Organization % D'AQUINO ITALIAN IMPORTING
Pager PIN # Position D'AQUINO GAETANO TRS
Fax Mobile Profession
E-Mail
Address 1850 BUSINESS CENTER DR
DUARTE, CA 91010-2901
Seasonal Addr
Valid From To
Comments Arun Phadnis is contact/rep. @714.734.8810

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	12/21/2010 10:45	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	12/21/2010 10:45	30.00
PROCESSING FEE	P	12/21/2010 10:45	300.00
Total Unpaid	0.00	Total Paid	830.00

Inspections

There are no inspections for this Report

Review Activities

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

Activity Review Details

Detail AGENDA TECH ITEMS (VAR) Modified By CBURNEY Modified Date/Time 12/21/2010 11:39
Comments
No Comments

AGENDA TECH ITEMS

Before Planning Commission Items

Next RQR Info

DRT Process Complete 01/06/2011

1st Notice

Plans Routed for Review 01/03/2011

2nd Notice

Sent to Review Journal (if applicable) 01/24/2011

3rd Notice

Public Hearing Notice Sent (if applicable) 01/27/2011

Next RQR Review Path

Next RQR Case Number

After Planning Commission Items

Next RQR Scheduled

Action Letter Completed 02/09/2011

Required

Review

Notice of Final Action Form Completed 02/09/2011

Comments

Appeal Memo Completed 02/09/2011

Sign Pro

Memo

Memo Sent to Post Sign Posted Memo
01/18/2011 01/28/2011 Sent for Removal

Report Date 12/21/2010 12:37 PM

Submitted By

Page 3

Detail SUBMITTAL CHECKLIST (VAR)

Modified By JALABADO

Modified Date/Time 12/21/2010 10:30

Comments

no pre-app checklist per Yorgo.

SUBMITTAL CHECKLIST

Indicate if item is being submitted

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

Y Business Licensing Requirements Met

N Business License Exempt

Detail LINKED PROJECTS

Modified By JALABADO

Modified Date/Time 12/21/2010 10:32

Comments

No Comments

LINKED PROJECT

Grid Template Type	Project Number	APKEY	COMMENTS	Proj Type
PRJ	40374	348084	SITE DEVELOPMENT PLAN REVIEW	SDR
PRJ	40375	348086	VARIANCE	VAR

Check Conditions	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Condition Supervisor Required						
Z-LEGAL				984662	12/21/2010 10:31	
N						

Project#	APP 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 12/21/2010 12:37 PM

Submitted By

Page 4

VARIANCE

Y Parent Project link required?

N Will this go to the City Council?

is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
02/08/2011	PC	SCHEDULED		0	0	0
JALABADD	12/21/2010					

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# TOM BURKART, 702.229.6853, D'AQUINO IMPORTING CO INC CK 1512	970040	12/21/2010 10:46		0.00
No Model Home Details					



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

DEC 21 2010

Application/Petition For: SETBACK VARIANCE
 Project Address (Location) 2770 HIGHLAND DRIVE, LAS VEGAS
 Project Name WINE WAREHOUSE Proposed Use WAREHOUSE
 Assessor's Parcel #(s) 162-09-202-004 Ward # _____
162-09-202-003
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage 22,244 1ST FLR Floor Area Ratio _____
 Gross Acres 1.05 Acres Lots/Units 2 Density _____
 Additional Information upgrade of Existing Warehouse

PROPERTY OWNER: Gaetano D'Aquino Contact Fabrizio Penna
 Address 1850 Business Center Drive Phone: (626) 358-1988 Fax: (626) 358-6387
 City Duarte, CA State CA Zip 91010
 E-mail Address Wine@daquino.com

APPLICANT Gaetano D'Aquino Contact Fabrizio Penna
 Address 1850 Business Center Drive Phone: (626) 358-1988 Fax: (626) 358-6387
 City Duarte State CA Zip 91010
 E-mail Address Wine@daquino.com

REPRESENTATIVE: Arun Phadnis Contact ARUN (RON) Phadnis
 Address 67 Cedarwood Avenue Phone: (714) 734-8810 Fax: _____
 City Duarte State CA Zip 91010
 E-mail Address lti@ltiinc.org

Property Owner Signature* Gaetano D'Aquino

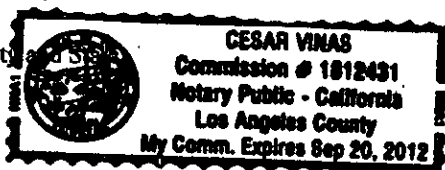
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name GAETANO DAQUINO

Subscribed and sworn before me

This 15 day of DECEMBER, 20 10

Notary Public in and for said County



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-40543</u>
Meeting Date:	<u>2/8/11</u>
Total Fee:	<u>\$830.-</u>
Date Received:*	<u>12.21.10</u>
Received By:	<u>JPA</u>

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

f:\depot\A\application Packet\Application Form.pdf



PLANNING & DEVELOPMENT DEPARTMENT

RECEIVED
DEC 21 2010

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-40543** APN: 162-09-202-013

Name of Property Owner: GAETANO D'AQUINO

Name of Applicant: GAETANO D'AQUINO

Name of Representative: ARUN P. PHADNIS

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

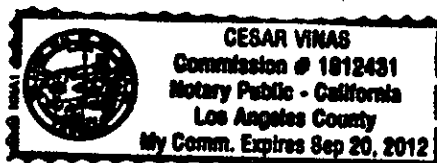
Print Name: _____

GAETANO D'AQUINO

Subscribed and sworn before me

This 14 day of DECEMBER, 2010

Notary Public in and for said County and State





D'Aquino Italian Importing Co., Inc.

1850 Business Center Drive, Duarte, California 91010 USA
Phone (626) 359-1988 Fax (626) 358-6387
www.daquino.com email: wine@daquino.com

Scope of Work will include the remodel of the existing 22,244 sq.ft. warehouse building with creating second floor and roof level rooms and wine tasting roof area.

We are also proposing to add two enclosed loading docks, 1900 sq.ft on east side and 1,375 sq.ft. on the west side of the existing building.

The total square footage with all additions will increase the building's "usable area" from 22,244 SF to 45,398 SF.

We are requesting two variances:

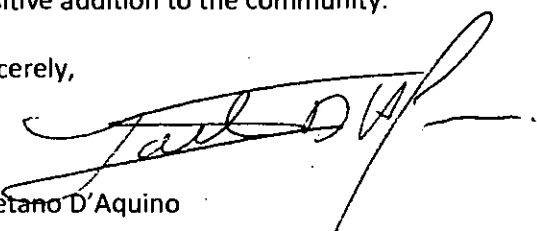
1: Parking: We are requesting approval of 8 parking spaces as shown on site plan instead of 47 parking spaces as required by code. We will not need all the parking that would be needed per planning regulations and the parking provided will suffice for our daily operation. The majority of the code required stalls are required due to the roof level wine tasting area. These events are infrequent and will be held during times when the other industrial park businesses are closed.

2: We are requesting a Side (south P.L.) Setback Variance from 10 feet to 0 Foot for the two proposed loading docks. The loading dock additions will match the setback of the existing building to avoid an unsafe condition that would otherwise be created by providing the 10 feet open space behind our new loading docks. We are also requesting a Front (west P.L.) setback Variance from 10 feet to 0 foot for the proposed western loading dock addition. The longer lengths of the loading docks will allow the required Parking backup spaces required for the cars and allow adequate turning areas for the trucks.

Lastly, we are requesting a waiver of the required on-site landscaping regulations of Title 19. Currently there is no landscaping on the property. The subject site is "land locked" and not visible from the street; however, we are still proposing to add two planter areas on the front(west) side of the building with decomposed granite, shrubs and palm trees, but will be unable to add the additional perimeter and parking lot landscaping due to existing site conditions.

Please consider approval of this application as we have made every effort to ensure this project will be a positive addition to the community.

Sincerely,


Gaetano D'Aquino

D'Aquino Italian Importing Co.

VAR-40375
VAR-40543
SDR-40374

185 Via Del Serafico. 00142 Roma, Italy
Tel: 06-504-3331 Fax: 06-519-1743

D'Aquino Exportaciones E Importaciones SA DE CV
DAE9407189M5



D'Aquino Italian Importing Co., Inc.

1850 Business Center Drive, Duarte, California 91010 USA
Phone (626) 359-1988 Fax (626) 358-6387
www.daquino.com email: wine@daquino.com

December 16, 2010

City of Las Vegas

Planning and Development Department

731 S. 4th Street,

Las Vegas, NV 89101

Re: Letter of Justification for remodel and addition to the
Existing warehouse located at
2770 S. Highland Drive, Las Vegas, NV 89109.
APN ns: 162-09-202-003 and 162-202-004.

RECEIVED
DEC 21 2010

To Whom It May Concern:

The existing warehouse building is currently vacant and has a low barrel roof. In order to store the wine pallets, three stacks high, we are proposing to raise the building height from 13 feet to 25 feet clear inside by increasing the height of the exterior walls and installing a new flat roof.

The exterior appearance of the building will be upgraded to the Italian winery style design elements and Color scheme to compliment the proposed design upgrade.

The new roof level will have "wine tasting" area for our vendors and wholesale customers to sample the product prior to purchase. These events will be attended by invitation only and not open to retail customers.

VAR-40375
VAR-40543
SDR-40374

185 Via Del Serafico, 00142 Roma, Italy
Tel: 06-504-3331 Fax: 06-519-1743

D'Aquino Exportaciones E Importaciones SA DE CV
DAE9407189M5

U S A

I T A L Y

C A N A D A

M E X I C O

Inst #: 200910160002570

Fees: \$19.00 N/C Fee: \$25.00

RPTT: \$4462.50 Ex: #

10/16/2009 12:59:57 PM

Receipt #: 96266

Requestor:

TICOR TITLE LAS VEGAS

Recorded By: TAH Pgs: 7

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN No.: 162-09-202-003, 162-09-202-004

WHEN RECORDED MAIL TO:

Gaetano D'Aquino
c/o D'Aquino Italian Importing
1850 Business Center Drive
Duarte, CA 91010

MAIL TAX STATEMENTS TO:

Same As Above

Escrow No. 9050879-KH

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$4,462.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That US Bank National Association, as Trustee of the Lehman Brothers Small Balance Commercial Mortgage Pass-Through Certificates, 2006-3

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Gaetano D'Aquino, Trustee of the Gaetano D'Aquino and Sylvia M. D'Aquino Family Trust Created UDT July 21, 1998

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

SEE PAGE TWO (2) FOR SIGNATURES AND NOTARY ACKNOWLEDGEMENT

RECEIVED
DEC 21 2010

APN No.: 162-09-202-003, 162-09-202-004

WHEN RECORDED MAIL TO:

Gaetano D'Aquino
c/o D'Aquino Italian Importing
1850 Business Center Drive
Duarte, CA 91010

MAIL TAX STATEMENTS TO:

Same As Above

Escrow No. 9050879-KH

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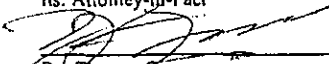
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

SEE PAGE TWO (2) FOR SIGNATURES AND NOTARY ACKNOWLEDGEMENT

SIGNATURES AND NOTARY ACKNOWLEDGEMENT FOR GRANT, BARGAIN, SALE DEED

US Bank National Association, as Trustee of the
Lehman Brothers Small Balance Commercial
Mortgage Pass-Through Certificates, 2006-3
By: Aurora Bank FSB f/k/a Lehman Brothers Bank,
FSB

Its: Attorney-in-Fact


By: Thomas Guerra

Its: Vice-President-Director of Real Estate

STATE OF NEVADA
COUNTY OF CLARK

} ss:

This instrument was acknowledged before me on _____
by _____

NOTARY PUBLIC

See Attached

Clarification Copy

SIGNATURES AND NOTARY ACKNOWLEDGEMENT FOR GRANT, BARGAIN, SALE DEED

US Bank National Association, as Trustee of the
Lehman Brothers Small Balance Commercial Mortgage
Pass-Through Certificates, 2006-3
By: Aurora Bank FSB f/k/a Lehman Brothers Bank, FSB
Its: Attorney-in-Fact

By: Thomas Gurrera
Its: Vice-President-Director of Real Estate

STATE OF NEVADA
COUNTY OF CLARK

} ss:

This instrument was acknowledged before me on , _____
by _____

NOTARY PUBLIC

**CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT**

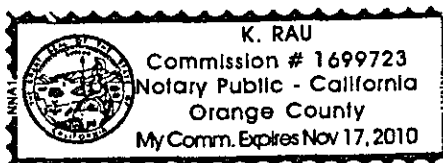
State of California)
)ss
County of Orange)

On October 1, 2009 before me, K. Rau, Notary Public, personally appeared Thomas Gurrera who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature 
K. Rau, Notary Public



LEGAL DESCRIPTION

EXHIBIT "A"

Assessor's Parcel No: 162-09-202-003 AND 004

PARCEL I:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER(NW1/4) OF SAID SECTION 9, THENCE NORTH 89°15'15" WEST ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 459.63 FEET TO A POINT ON THE WEST LINE OF THE LA. & S.L. (UNION PACIFIC) RAILROAD RIGHT-OF-WAY 100 FEET WIDE; THENCE SOUTH 27°56'15" WEST ALONG THE SAID WEST LINE A DISTANCE OF 2,015.76 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 62°03'45" WEST A DISTANCE OF 212.05 FEET TO A POINT; THENCE NORTH 27°56'15" EAST A DISTANCE OF 2.00 FEET TO A POINT; THENCE NORTH 62°03'45" WEST A DISTANCE OF 27.80 FEET TO A POINT; THENCE SOUTH 27°56'15" WEST A DISTANCE OF 23.47 FEET TO A POINT; THENCE SOUTH 62°03'45" EAST A DISTANCE OF 22.80 FEET TO A POINT; THENCE SOUTH 27°56'15" WEST A DISTANCE OF 129.53 FEET TO A POINT; THENCE SOUTH 62°03'45" EAST A DISTANCE OF 217.05 FEET TO A POINT; THENCE NORTH 27°56'15" EAST A DISTANCE OF 151.00 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:

BEING A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER (NW 1/4.) OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, AND DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER(NW 1/4) OF SAID SECTION 9; THENCE NORTH 89°15'15" WEST ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 459.63 FEET TO A POINT ON THE WEST LINE OF THE L.A. & S.L. (UNION PACIFIC) RAILROAD RIGHT-OF-WAY 100.00 FEET WIDE; THENCE SOUTH 27°56' 15" WEST ALONG SAID WEST LINE A DISTANCE OF 2,015.76 FEET TO A POINT; THENCE NORTH 62°03'45" WEST A DISTANCE OF 239.85 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 62°03'45" WEST A DISTANCE OF 60.15 FEET TO A POINT; THENCE SOUTH 27°56'15" WEST A DISTANCE OF 151.00 FEET; THENCE SOUTH 62°03'45" EAST A DISTANCE OF 82.95 FEET; THENCE NORTH 27°56'15" EAST A DISTANCE OF 129.53 FEET; THENCE NORTH 62°03'45" WEST A DISTANCE OF 22.80 FEET; THENCE NORTH 27°56'15" EAST A DISTANCE OF 21.47 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL II:

BEING A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, AND DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 9; THENCE NORTH 89° 15' 15" WEST ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 459.63 FEET TO A POINT ON THE WEST LINE OF THE L.A. & S.L. (UNION PACIFIC) RAILROAD RIGHT-OF-WAY 100.00 FEET WIDE; THENCE SOUTH 27°56' 15" WEST ALONG SAID WEST LINE A DISTANCE OF 2,015.76 FEET TO A POINT; THENCE NORTH 62°03'45" WEST A DISTANCE OF 239.85 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 62°03'45" WEST A DISTANCE OF 60.15 FEET TO A POINT; THENCE SOUTH 27°56' 15" WEST A DISTANCE OF 151.00 FEET; THENCE SOUTH 62°03'45" EAST A DISTANCE OF 82.95 FEET; THENCE NORTH 27°56'15" EAST A DISTANCE OF 129.53 FEET; THENCE NORTH 62°03'45" WEST A DISTANCE OF 22.80 FEET; THENCE NORTH 27°56' 15" EAST A DISTANCE OF 21.47 FEET TO THE TRUE POINT OF BEGINNING.

RESERVING THEREFROM AN EASEMENT FOR EGRESS AND INGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 9, THENCE NORTH 89°15'15" WEST ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 459.63 FEET TO A POINT ON THE WEST LINE OF THE L.A. & S.L. (UNION PACIFIC) RAILROAD RIGHT-OF-WAY 100 FEET WIDE; THENCE SOUTH 27°56' 15" WEST ALONG THE SAID WEST LINE A DISTANCE OF 2,015.76 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 62°03'45" WEST A DISTANCE OF 212.05 FEET TO A POINT; THENCE NORTH 27°56'15" EAST A DISTANCE OF 2.00 FEET TO A POINT; THENCE NORTH 62°03'45" WEST A DISTANCE OF 27.80 FEET TO A POINT; THENCE SOUTH 27°56' 15" WEST A DISTANCE OF 23.47 FEET TO A POINT; THENCE SOUTH 62°03'45" EAST A DISTANCE OF 22.80 FEET TO A POINT; THENCE SOUTH 27°56'15" WEST A DISTANCE OF 129.53 FEET TO A POINT; THENCE SOUTH 62°03'45" EAST A DISTANCE OF 217.05 FEET TO A POINT; THENCE NORTH 27°56'15" EAST A DISTANCE OF 151.00 FEET TO THE TRUE POINT OF BEGINNING.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 162-09-202-003
b) 162-09-202-004
c) _____
d) _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

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

\$875,000.00

b. Deed in Lieu of Foreclosure Only (value of property)

(_____)

c. Transfer Tax Value:

\$875,000.00

d. Real Property Tax Due:

\$4,462.50

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 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 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 US Bank by Ticor Title

Capacity Seller

Signature Gaetano D'Aquino by Ticor Title

Capacity Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: US Bank National Association

Address: 25510 Commerce Center Dr. #150

City: Lake Forest

State: CA Zip: 92630

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Gaetano D'Aquino Family Trust

Address: 1850 Business Center Dr.

City: Quartz

State: CA Zip: 91010

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

Print Name Ticor Title of Nevada, Inc.

Escrow # 09050879KH

Address 3100 W. Sahara Avenue #115

City: Las Vegas State: NV

Zip: 89102

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED