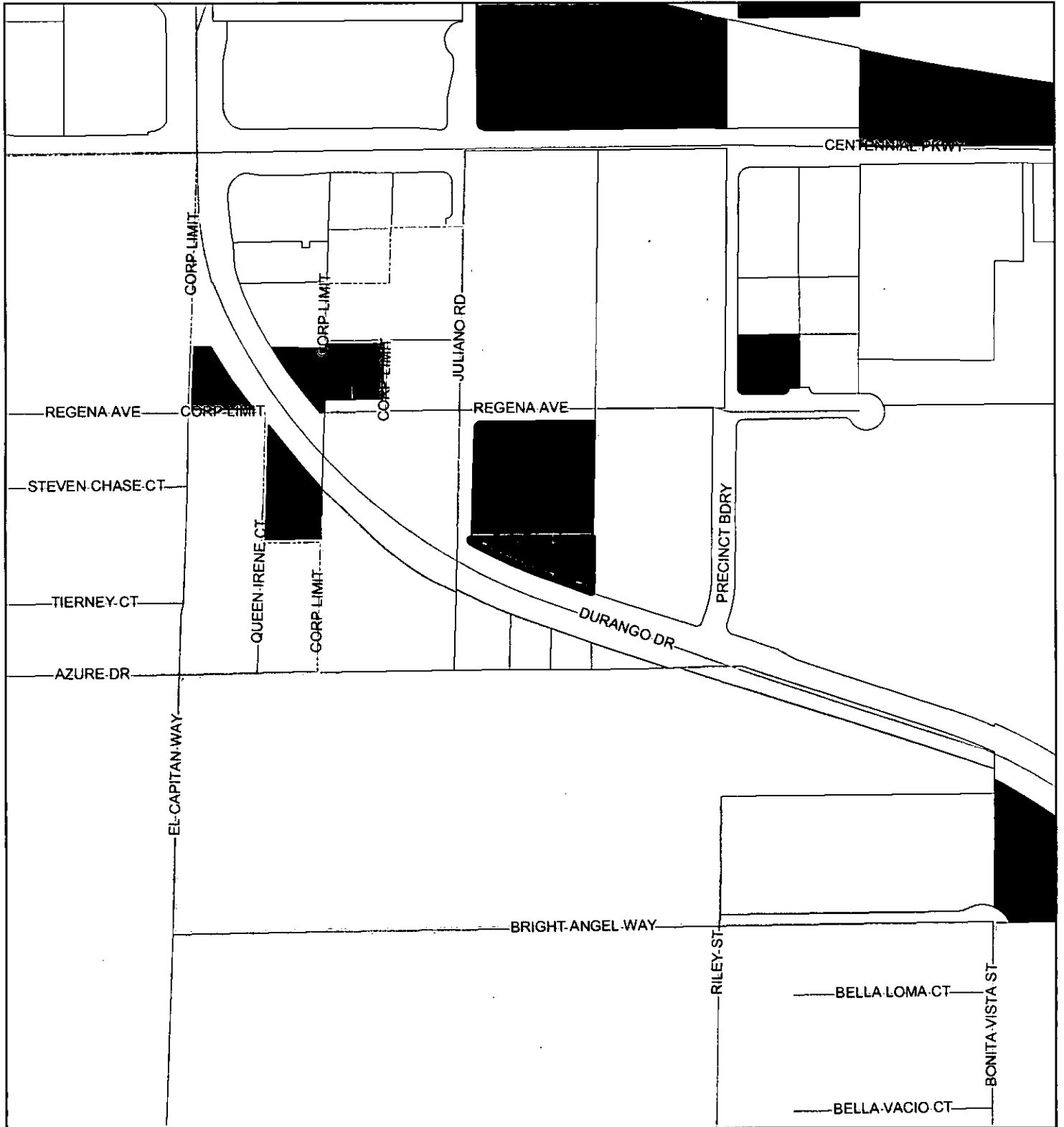


REZONING Parcel: 125-29-502-020 and 125-29-502-025

ZON - 40469



**ZONING**

C-V	R-MH	R-3	O	C-2
C-PB	R-CL	R-4	C-D	C-M
P-C	R-2	R-5	C-1	M
U	R-D	R-MHP	PD	Subject Parcel
R-A	R-PD	P-R	T-D	City Limits
R-E	R-1	N-S	TC	ROI Zoning

**FROM R-E TO T-C**



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.  
 Geographic Information System  
 Planning & Development Dept.  
 702-229-8301



Printed: December 17, 2010

**NOTES**

This map is for assessment use only and does NOT represent a survey.  
 No liability is assumed for the accuracy of the data delineated herein.  
 Information on roads and other non-assessed parcels may be obtained  
 from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds,  
 but only contains the information required for assessment. See the  
 recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11x17 ORIGINAL

**MAP LEGEND**

- PARCEL BOUNDARY
- SUBD BOUNDARY
- - - - ROAD EASEMENT
- PW/LD BOUNDARY
- - - - NON-PARCEL LOT LINE
- MATCH LINE / LEADER LINE
- ROAD ID NUMBER

**ASSessor's PARCELS - CLARK CO., NV.**  
**M. W. Schofield, Assessor**

AVERAGE DA VALUE: 45

Parcel Number: 801  
 Acreage: 1.06

Parcel Sub/Sec Number: 202  
 Plat Recording Number: PB 23-15

Block Number: 5  
 Lot Number: 5

Gov. Lot Number: GL5

**T19S R60E**

Block	R59E	R60E	R61E
170S 119S 1 LINES	99	100	101
170S 119S 2 LINES	126	125	124
170S 119S 3 LINES	137	138	139

**SEC 29**

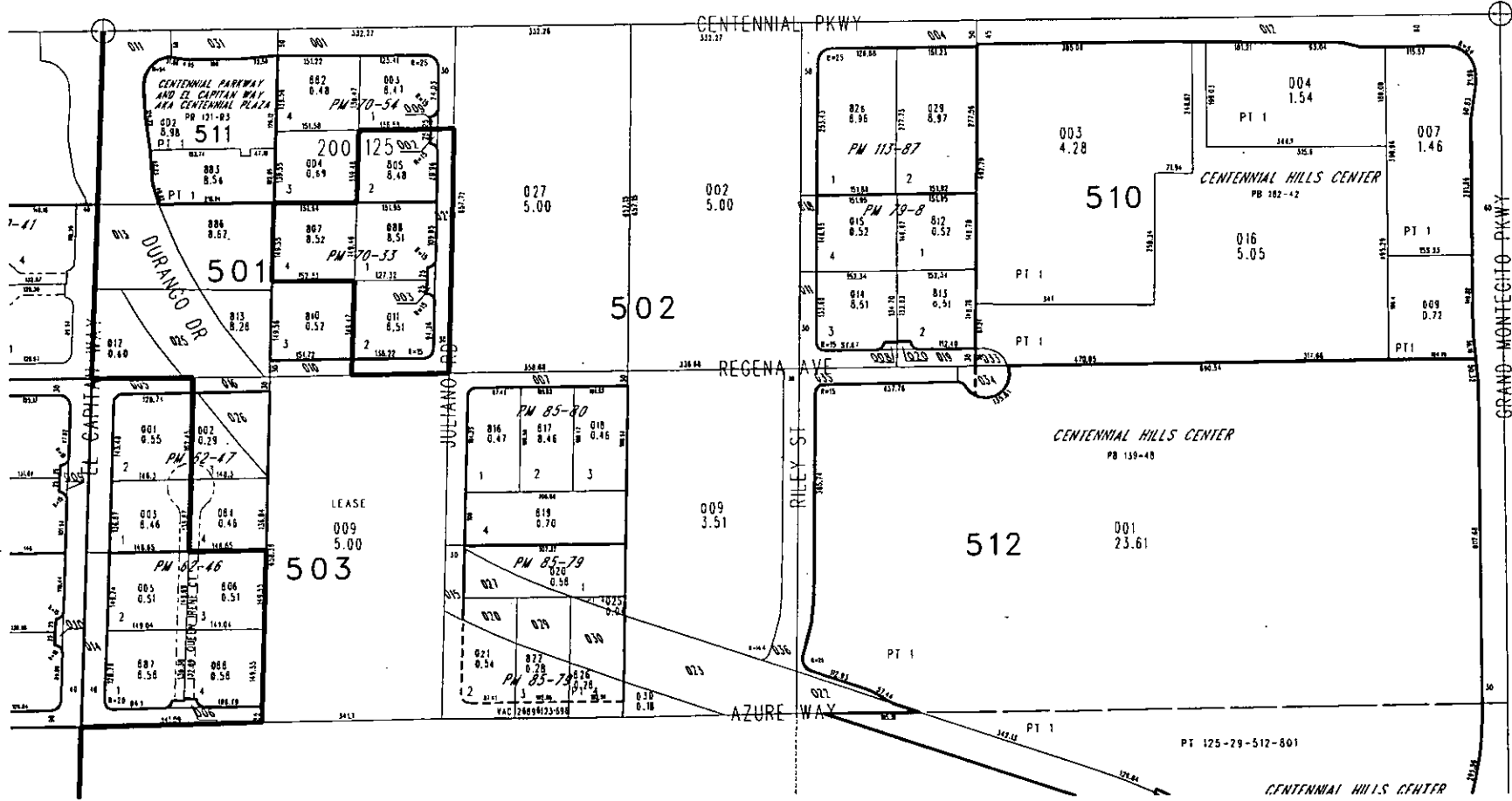
6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

**TWP N 2 NE 4**

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

**125-29-5**

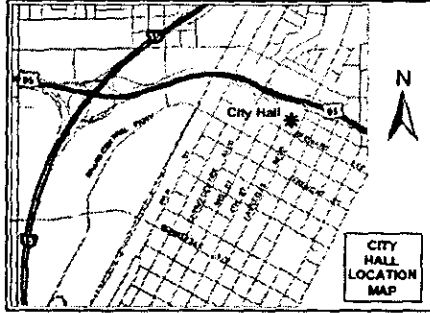
Scale: 1"=200' Rev: 03/25/09



TAX DIST 125,200

City of Las Vegas  
Planning & Development Department  
Development Services Center  
333 North Rancho Drive, 3<sup>rd</sup> 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.

**ZON-40496**

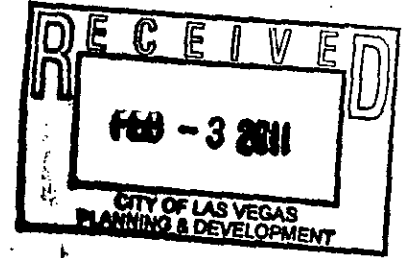
Planning Commission Meeting of 2/8/2011

96 KRDFN11 85351

PRESORTED  
FIRST CLASS



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



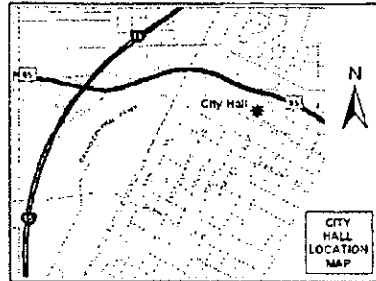
Case: ZON-40496  
13833317047  
RICHARDSON DORA FAMILY BYPASS TR  
10428 MISSION LN  
SUN CITY AZ 85351-4868

*[Handwritten signature]*  
1-31-11  
GA



City of Las Vegas  
Planning & Development Department  
Development Services Center  
333 North Rancho Drive, 3<sup>rd</sup> 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.

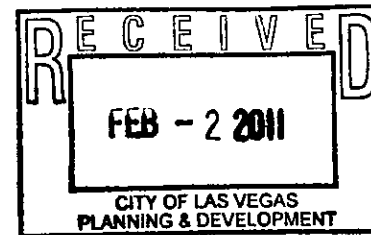
I SUPPORT  
this Request

I OPPOSE  
this Request

Please use available blank space on card for your comments.

**ZON-40496**

Planning Commission Meeting of 2/8/2011



Case: ZON-40496  
13833317021  
PIAROVA LUCIA REVOCABLE LIV TR  
8416 PACIFIC FOUNTAIN AVE  
LAS VEGAS NV 89117-1817

18 KRCDFH11 89117



6A



Pre-Application Conference		<b>CITY OF LAS VEGAS</b> Planning & Development Department <b>SUBMITTAL CHECKLIST</b>	
Item Required			
YES	NO		

APPLICATION PACKET		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Signed and notarized by <i>all</i> property owners or authorized agent(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grant deed and legal description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Detailed</i> justification letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Full size, rolled, color copy of <i>all</i> plans and elevations
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Correct fee(s): \$ 700.00 + \$ 500.00 + \$ - = \$ 1,200.00 Total
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement of Financial Interest (SOFI)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Assessor's Parcel Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Impact Notice and Assessment (DINA)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project of Regional Significance
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Color & Materials Board per Site Development Plan Review Submittal Requirements

**NOTES:**  
 Visit the City's website for blank application, SOFI, and DINA forms @ <http://www.lasvegasnevada.gov/>  
 (Follow - "I Want To . . ." --> "Apply for -> Planning Applications")

City initiated application.

SITE PLAN		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North arrow, scale, and vicinity map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> property lines and present dimensions labeled
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> building setbacks labeled
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> adjacent existing land uses and street names labeled
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> points of ingress and egress shown
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ADA accessibility requirements shown/labeled
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parking standard(s) utilized:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parking space count and typical dimensions labeled
<input type="checkbox"/>	<input checked="" type="checkbox"/>	#regular + #compact + #handicap = Total
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> free-standing sign locations shown and heights and sizes noted

Folded Plans: 6  
 Colored, Rolled Plans: 1

**NOTES:**  
 This is a location map not a site plan.

LANDSCAPE PLAN		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size
<input type="checkbox"/>	<input checked="" type="checkbox"/>	North arrow, scale, and vicinity map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> property lines and present dimensions labeled
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> required perimeter landscape planters shown
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> required parking lot fingers/islands shown
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover

Folded Plans: 0  
 Colored, Rolled Plans: 0

**NOTES:**

BUILDING ELEVATIONS		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scale and building dimensions labeled
<input type="checkbox"/>	<input checked="" type="checkbox"/>	North, south, east, and west elevations of <i>all</i> buildings
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> building materials and colors noted
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8" x 10" photo of original color and material board
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> wall sign locations shown and sizes noted

Folded Plans: 0  
 Colored, Rolled Plans: 0

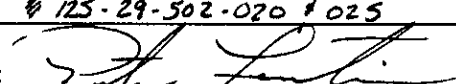
**NOTES:**

FLOOR PLANS		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scale and building dimensions labeled
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>All</i> building entrances/exits shown
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Use of <i>all</i> rooms noted/labeled
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Maximum Occupancy (per I.B.C.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Seating Capacity (where applicable)

Folded Plans: 0  
 Rolled Plans: 0

**NOTES:**

**THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.**

<b>Applicant:</b> City of Las Vegas, Planning & Development Dept.	<b>Application Type:</b> Rezoning
<b>Company:</b>	<b>Application Purpose:</b> Rezoning from R-E to T-C
<b>APN:</b> 125-29-502-020 025	<b>Location:</b> West of Juliano Rd., approximately 325 feet south of Regina Ave
<b>Planner's Signature:</b> 	<b>Pre-App. Meeting Date:</b> Tuesday, December 14, 2010
<b>Planner:</b> Peter Lowenstein	<b>Earliest Submittal Deadline:</b> Thursday, December 23, 2010
	<b>Earliest PC Meeting Date:</b> Tuesday, February 08, 2011



March 17, 2011

Mr. Peter Lowenstein  
City of Las Vegas  
Department of Planning  
333 North Rancho Drive, 3rd Floor  
Las Vegas, Nevada 89106

RE: ZON-40469 – REZONING  
CITY COUNCIL MEETING OF MARCH 16, 2011

Dear Mr. Lowenstein:

The City Council at a regular meeting held March 16, 2011, APPROVED the request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: T-C (TOWN CENTER) [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation] on 0.54 acres at the northeast corner of Durango Drive and Juliano Road (APNs 125-29-502-020 and 025). The Notice of Final Action was filed with the Las Vegas City Clerk on March 17, 2011.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gabriela Portillo-Brenner".

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

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](http://www.lasvegasnevada.gov)

FM-0044-08-09

# 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](http://www.lasvegasnevada.gov)

February 9, 2011

Mr. Peter Lowenstein  
City of Las Vegas  
Department of Planning  
333 North Rancho Drive, 3rd Floor  
Las Vegas, Nevada 89106

**RE: ZON-40469 - REZONING  
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2011**

Dear Mr. Lowenstein:

Your request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: T-C (TOWN CENTER) [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation] on 0.54 acres at the northeast corner of Durango Drive and Juliano Road (APNs 125-29-502-020 and 025), Ward 6 (Ross), was considered by the Planning Commission on February 8, 2011.

The Planning Commission voted to recommend **APPROVAL** of your request.

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

Mayor  
Oscar B. Goodman

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



CC

P/L 68/45

**Report of All Selected Parcels**

Case Number: ZON-40469

Printed On: Tue: January 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
ADEBOI LARRY	8855 TIERNEY CT LAS VEGAS NV	12529104016
BECKER EQUITIES L L C	8090 S DURANGO DR #115 LAS VEGAS NV	12529511002
BECKER EQUITIES L L C	%BEKS GROUP LLC 8090 S DURANGO DR #115 LAS VEGAS NV	12529511003
BECKER EQUITIES L L C	%BEKS GROUP LLC 8090 S DURANGO DR #115 LAS VEGAS NV	12529501005
BECKER EQUITIES L L C	%BEKS GROUP LLC 8090 S DURANGO DR #115 LAS VEGAS NV	12529501006
BECKER EQUITIES L L C	%BEKS GROUP LLC 8090 S DURANGO DR #115 LAS VEGAS NV	12529501007
BECKER EQUITIES L L C	%BEKS GROUP LLC 8090 S DURANGO DR 3115 LAS VEGAS NV	12529501004
BECKER EQUITIES L L C	8090 S DURANGO DR #115 LAS VEGAS NV	12529501002
BECKER EQUITIES L L C	%BEKS GROUP LLC 8090 S DURANGO DR #115 LAS VEGAS NV	12529501003
BECKER EQUITIES L L C	8090 S DURANGO DR #115 LAS VEGAS NV	12529501013
BECKER EQUITIES L L C	8090 S DURANGO DR #115 LAS VEGAS NV	12529501010
BECKER EQUITIES L L C	%BEKS GROUP LLC 8090 S DURANGO DR #115 LAS VEGAS NV	12529501011
BELANGER EDMUND S	8825 TIERNEY CT LAS VEGAS NV	12529104013
BURMEISTER MARK C & JEANNE S	6245 QUEEN IRENE CT LAS VEGAS NV	12529503005
CHESSER YOUNG AE	275 ORANGE AVE #141 CHULA VISTA CA	12529103004
CHURCH CHRIST BRIGHT ANGEL	8570 BRIGHT ANGEL WY LAS VEGAS NV	12529601019
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	12529502025
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	12529501012
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	12529502020
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	12529502030
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	12529502021
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	12529502022
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	12529502026
CLARK COUNTY CREDIT UNION	P O BOX 36490 LAS VEGAS NV	12529610014
COLLURA JOSEPH S & DAVID	9325 S TAMARUS ST LAS VEGAS NV	12529502018
COLLURA JOSEPH S & DAVID	9325 S TAMARUS ST LAS VEGAS NV	12529502017
COLLURA JOSEPH S & DAVID	9325 S TAMARUS ST LAS VEGAS NV	12529502016
COLLURA JOSEPH S & DAVID	9325 S TAMARUS ST LAS VEGAS NV	12529502019
CORTEZ SANDRA	8850 TIERNEY CT LAS VEGAS NV	12529104015
DESERT HIGHLANDS INVESTMENTS LLC	16060 CAPUTO DR #160 MORGAN HILL CA	12529602020
DESERT HIGHLANDS INVESTMENTS LLC	16060 CAPUTO DR #160 MORGAN HILL CA	12529602015
DESERT HIGHLANDS INVESTMENTS LLC	16060 CAPUTO DR #160 MORGAN HILL CA	12529602019

**Report of All Selected Parcels****Case Number:** ZON-40469**Printed On:** Tue: January 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
DUNN JAMES E & CYNTHIA J	5960 MICHELLI CREST WY LAS VEGAS NV	12529502013
DYER RICHARD S & CINDY I	8625 BRIGHT ANGEL WY LAS VEGAS NV	12529602011
EL CAPITAN INTERCHANGE	%D KANNE 1704 WINCANTON DR LAS VEGAS NV	12529502009
G L K HOLDINGS II EL-CAPITAN LLC	%G KANTOR 2816 VISTA DEL SOL LAS VEGAS NV	12529103002
GERSTLER ALFRED TRUST	9416 QUEEN CHARLOTTE DR LAS VEGAS NV	12529502027
HOOD WARREN R	8850 STEVEN CHASE CT LAS VEGAS NV	12529104003
IOLE FAMILY TRUST	6225 QUEEN IRENE CT LAS VEGAS NV	12529503007
JIM MARSH AMERICAN CORPORATION	8555 CENTENNIAL PKWY LAS VEGAS NV	12529502012
KLINE HOWARD OWEN LIV TR 2005	8635 BRIGHT ANGEL WY LAS VEGAS NV	12529602010
LBVPC NEV-CENTENNIAL HILLS L L C	%VENTURE DEV CORP 60 E SIR FRANCIS DRAKE BLVD #302 LARKSPUR CA	12529512001
MARSH JIM AMERICAN CORPORATION	8555 W CENTENNIEL PWKY LAS VEGAS NV	12529502029
MARSH JIM AMERICAN CORPORATION	P O BOX 42156 LAS VEGAS NV	12529510003
MARSH JIM AMERICAN CORPORATION	8555 W CENTENNIEL PWKY LAS VEGAS NV	12529502028
MARSH JIM AMERICAN CORPORATION	P O BOX 42156 LAS VEGAS NV	12529510016
MARSH JIM AMERICAN CORPORATION	8555 W CENTENNIAL PKWY LAS VEGAS NV	12529502015
MARTIN RHONDA	509 S BROADWAY REDONDO BEACH CA	12529610015
MATTHEWS ROBERT & DEBBRA FAM TR	6265 QUEEN IRENE CT LAS VEGAS NV	12529503003
MCDONOUGH JOHN & KIM	8820 STEVEN CHASE LAS VEGAS NV	12529104002
MCLAUGHLIN RANDAL J & THERESA L	8825 STEVEN CHASE CT LAS VEGAS NV	12529104001
MOLNAR STEPHEN & REGINA	6325 EL CAPITAN WY LAS VEGAS NV	12529103005
OWENS TRUST AGREEMENT	9665 LA MADRE WY LAS VEGAS NV	12529601007
PETERSON DARRIS	8820 TIERNEY CT LAS VEGAS NV	12529104014
RAPP RICHARD G & HANNAH J	6260 QUEEN IRENE CT LAS VEGAS NV	12529503004
ROMANO OSCAR & PATRICIA	6285 QUEEN IRENE CT LAS VEGAS NV	12529503002
ROMANO OSCAR E & PATRICIA M	6285 QUEEN IRENE LAS VEGAS NV	12529503001
SHAHIN KARIM REVOCABLE TRUST	6220 QUEEN IRENE CT LAS VEGAS NV	12529503008
SHEVILLE CHARLES E & TAMARA L	P MB 21344 P O BOX 2428 PENSACOLA FL	12529502014
SIDHU STEVEN C & CHERYL M	8845 STEVEN CHASE CT LAS VEGAS NV	12529104004
SIERRA HEALTH SERVICES INC	%UNITED HEALTHCARE SERV INC %LEASE ADMIN MN008-E305 9900 BREN RD E MINNETONKA MN	12529502002
TAYLOR CALVIN D & MECHELLE	6240 QUEEN IRENE CT LAS VEGAS NV	12529503006
TEMPLE DARREN C	6335 N EL CAPITAN WY LAS VEGA NV	12529103007

**Report of All Selected Parcels**

Case Number: ZON-40469

Printed On: Tue: January 4, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
USA	%CITY CLERK 400 STEWART AVE LAS VEGAS NV	12529503009
USA	%CITY CLERK 400 STEWART AVE LAS VEGAS NV	12529601024
USA	WASHINGTON DC	12529201007
VALENZUELA ROBERTO & APRIL LYNN	6450 SQUIRE BOONE AVE LAS VEGAS NV	12529501008
~VLAMING PATRICK & C 2009 FAM TR	8645 BRIGHT ANGEL LAS VEGAS NV	12529602009



January 19, 2011

Mr. Peter Lowenstein  
City of Las Vegas  
Planning and Development Department  
731 South Fourth Street, 2nd Floor  
Las Vegas, Nevada 89101

**RE: ZON-40469 - REZONING  
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2011**

Dear Mr. Lowenstein:

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 available on-line on **Wednesday, January 26, 2011** at [www.lasvegasnevada.gov](http://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", written over a horizontal line.

Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:clb

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](http://www.lasvegasnevada.gov)

FM-0044-08-09



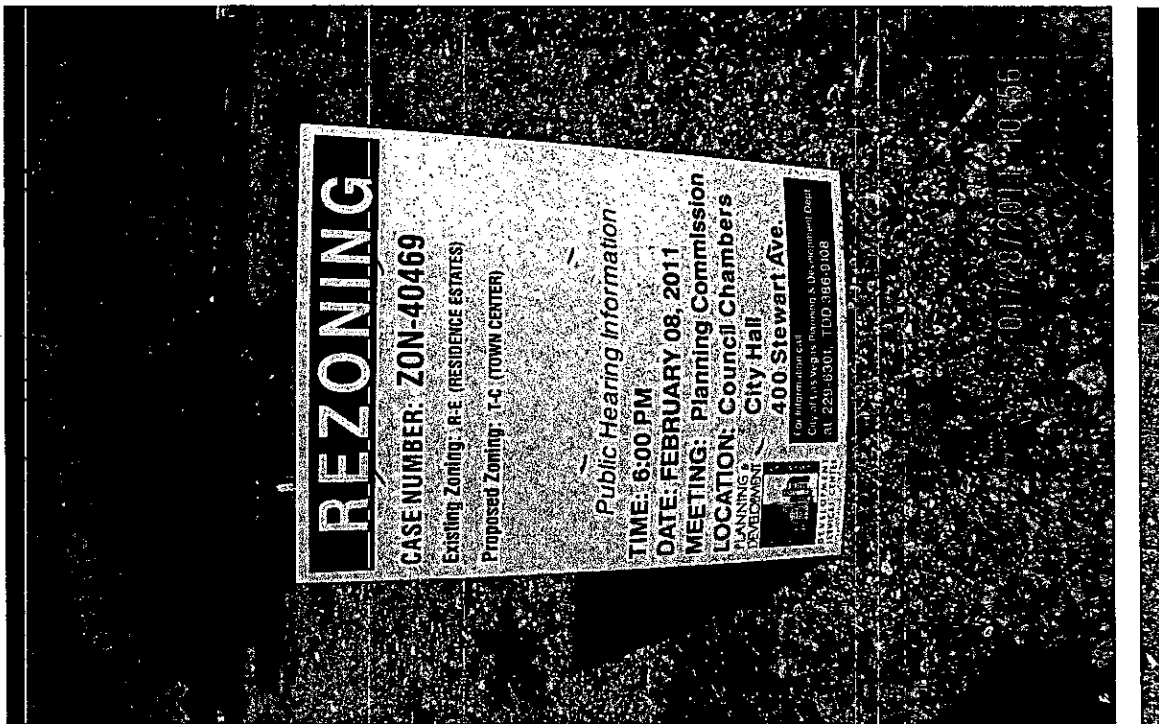
# CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



**CASE NUMBER:** ZON-40469

**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.



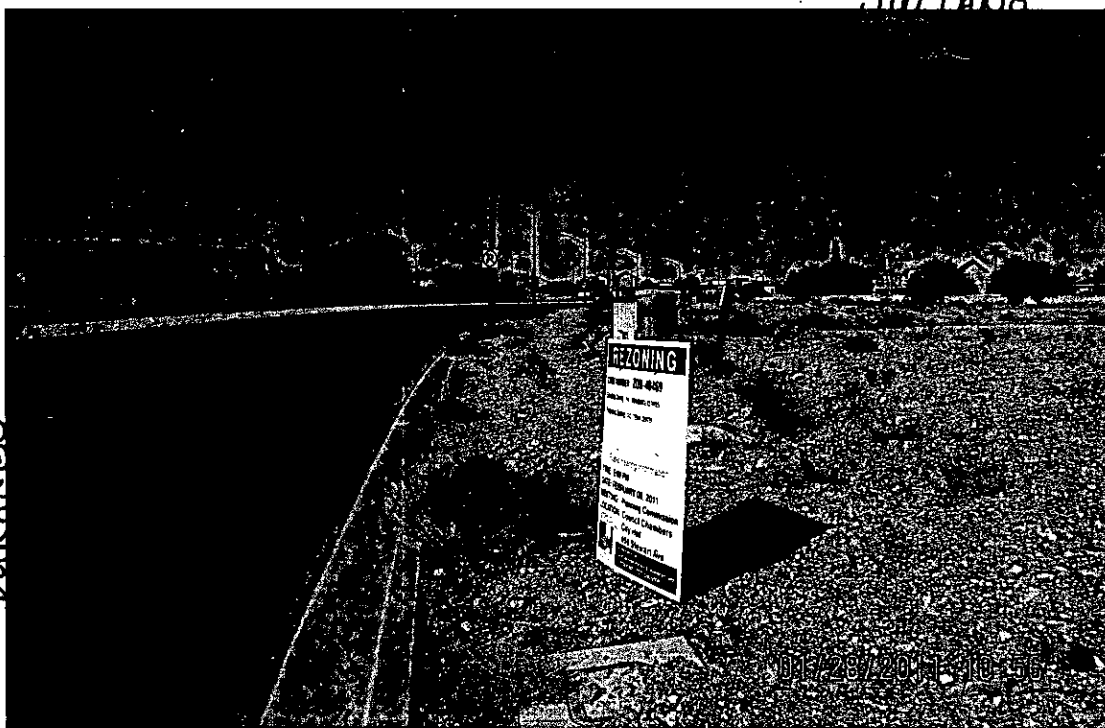
[Signature]  
Signature

1-28-11  
Date

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



Zoning  
the first



*[Handwritten Signature]*  
Signature

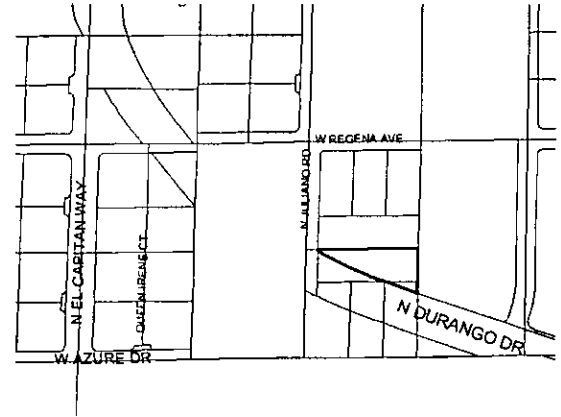
1-28-11  
Date

This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 333 North Rancho Drive, 3<sup>rd</sup> 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

**ZON-40469 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: T-C (TOWN CENTER) [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation] on 0.54 acres at the northeast corner of Durango Drive and Juliano Road (APNs 125-29-502-020 and 025), Ward 6 (Ross).

## Application Location



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

### Public Hearing Information

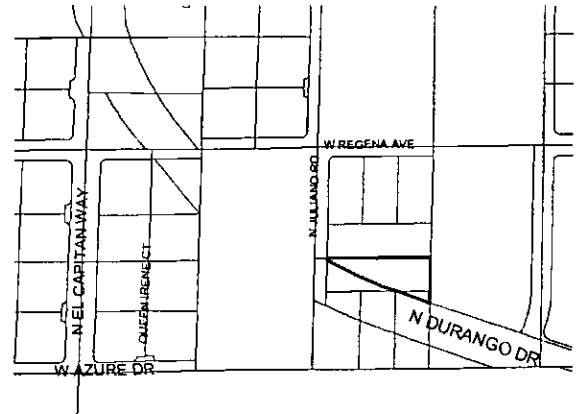
**Meeting:** Planning Commission  
**Date:** February 08, 2011  
**Time:** 6:00 P.M.  
**Location:** City Council Chambers  
400 Stewart Avenue  
Las Vegas, Nevada

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, 3<sup>rd</sup> 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

**ZON-40469 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: T-C (TOWN CENTER) [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation] on 0.54 acres at the northeast corner of Durango Drive and Juliano Road (APNs 125-29-502-020 and 025), Ward 6 (Ross).

## Application Location



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

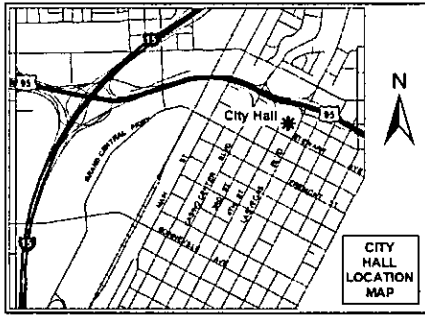
### Public Hearing Information

**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, 3<sup>rd</sup> 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, 3<sup>rd</sup> 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

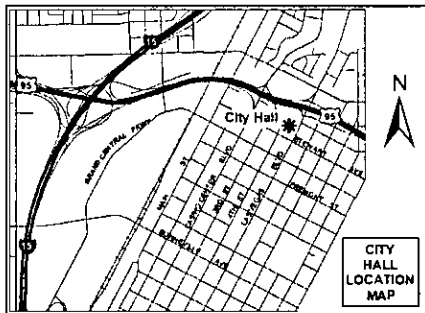
Please use available blank space on card for your comments.

**ZON-40469**

Planning Commission Meeting of 2/8/2011

City of Las Vegas  
Planning & Development Department  
Development Services Center  
333 North Rancho Drive, 3<sup>rd</sup> 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.

**ZON-40469**

Planning Commission Meeting of 2/8/2011

City of Las Vegas - Planning and Development Department.

## **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:**

---

**ZON-40469**

Canyon Creek North HOA

Cimarron Ridge HOA

Cimarron Village North HOA

Skypointe HOA

Spinnaker Homes At Centennial Hills HOA

Timberlake Street and LMA

Town Center Village Community Association

# Memorandum

City of Las Vegas  
Department of Public Works  
Development Coordination

**To:** Department of Planning and Development  
**From:** Bart Anderson, Manager, Development Coordination, Department of Public Works *B.A.*  
**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 10, 2011  
**Re:** **ZON-40469** City of Las Vegas W. Side Juliano Rd., S. of Regina Ave.  
Request for a Rezoning from R-E to T-C

---

## Comments:

We have no comment on the request for a Rezoning from R-E (RESIDENCE ESTATES) TO: T-C (TOWN CENTER) [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation] on 0.54 acres at the northeast corner of Durango Drive and Juliano Road.

**CITY OF LAS VEGAS**  
**INTER-OFFICE MEMORANDUM**  
**REQUEST FOR COMMENT**

**FROM: PLANNING AND DEVELOPMENT**

**ZON-40469**

**HAND DELIVERED**

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

**ROUTED ELECTRONICALLY**

CCSD	LINDA PERRI	4190 McLeod Drive, 2 <sup>nd</sup> Floor
METRO	BRIAN O'CALLAGHAN	7 <sup>th</sup> FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 <sup>nd</sup> FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 <sup>nd</sup> 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**

**ZON-40469 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: T-C (TOWN CENTER) on 0.54 acres on the west alignment of Juliano Road approximately 325 feet south of Regina Avenue (APNs 125-29-502-020 and 025), Ward 6 (Ross).

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](mailto: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:**

---

Report Date 12/14/2010 12:01 PM

Submitted By

Page 1

A/P # 40469 REZONING

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/14/2010 10:40	982721	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	Valuation
Dept of Commerce	0	Declared Valuation 0.00
Priority	0	Calculated Valuation 0.00
<input checked="" type="checkbox"/> Auto Reviews	Bill Group	Actual Valuation 0.00

Description of Work

ZON-40469 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: T-C (TOWN CENTER) on 0.54 acres located on the west alignment of Juliano Road approximately 325 feet south of Regina Avenue (APN 125-29-502-020 & 025), Ward 6 (Ross).

Parent A/P #

Project #	40469	Project/Phase Name	CLV REMNANT PARCELS	Phase #	
Size/Area	0.54 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 12529502020

Location

Owner/Tenant

Contact ID	AC1301148	Name	CITY OF LAS VEGAS	Organization	
Mailing Address	400 E STEWART AVE	State/Province	NV	Country	<input type="checkbox"/> Foreign
City	LAS VEGAS	Evening Phone		Mobile #	
ZIP/PC	89101-2913				
Day Phone	(702)229-1022 x				
Fax	(702)464-2522				

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12529502020  
12529502025

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1301148  Foreign  
Effective  
Name CITY OF LAS VEGAS Expire  
Day Phone (702)229-1022 x Eve Phone Organization  
Pager PIN # Position  
Fax (702)464-2522 Mobile Profession  
E-Mail  
Address 400 E STEWART AVE  
LAS VEGAS, NV 89101-2913  
Seasonal Addr  
Valid From To  
Comments No Comments

Primary Y Capacity APPL Contact ID 981106  Foreign  
Effective  
Name CITY OF LAS VEGAS Expire  
Day Phone (702)229-6301 x Eve Phone Organization % PLANNING AND DEVELOPMENT  
Pager PIN # Position  
Fax (702)385-7268 Mobile Profession  
E-Mail  
Address 731 S. 4TH STREET  
LAS VEGAS, NV 89101  
Seasonal Addr  
Valid From To  
Comments Contact Peter Lowenstein

Contractors

No Contractors

Project# AP Type Status Stage Relation

No children exist for this project

Planning Condition Description Effective Expire Comments

There is no planning condition for this project.

REZONING

N DINA Required? N PRS N Parent required? Zoning Information

Final City Council letter received

Annotated minutes recieved

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

RDI Expired

Staff Recommendation

Meeting Information

Report Date 12/14/2010 12:01 PM

Submitted By

Page 3

Zoning Information

<u>Ordinance #</u>	<u>Acres</u>	<u>Existing Added By</u>	<u>Existing ROI Modified By</u>	<u>Proposed Comments</u>	<u>Approved Comments</u>	<u>ROI?</u>	<u>ROI Exp Date</u>	<u>Ordinance Adopted</u>
	0.54	R-E		T-C				
	PLOWENSTEIN							

Meeting Information

<u>Meeting Date</u>	<u>Meeting Type</u>	<u>Meeting Status</u>	<u>YES Votes</u>	<u>NO Votes</u>	<u>ABSTENTIONS</u>
<u>Comments Added By</u>	<u>Add Date</u>	<u>Modified By</u>	<u>Modified Date</u>		
02/08/2011	PC	SCHEDULED			
PLOWENSTEIN	12/14/2010		0	0	0

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

No children exist for this project

Employee ID      Last      First      MI      Comments

No Employee Entries

Log Action      Description      Entered By      Start      Stop      Hours

FEE	FEE	982721	12/14/2010 10:41		0.00
-----	-----	--------	------------------	--	------

Application fees have been waived as this is a City initiated application.



**PLANNING & DEVELOPMENT DEPARTMENT**

**APPLICATION / PETITION FORM**

Application/Petition For: Rezoning

Project Address (Location) West of Juliano Rd approximately 325 feet south of Regina Ave.

Project Name N/A Proposed Use N/A

Assessor's Parcel #(s) 125-29-502-020 & 025 Ward # 6 (Ross)

General Plan: existing TC proposed N/A Zoning: existing R-E proposed T-C

Commercial Square Footage N/A Floor Area Ratio N/A

Gross Acres .54 Lots/Units N/A Density N/A

Additional Information Rezoning from R-E (Residence Estates) to T-C (Town Center District).

**PROPERTY OWNER** City of Las Vegas Contact Peter Lowenstein

Address 731 S 4th Street Phone: (702) 229-4693 Fax: (702) 385-7268

City Las Vegas State NV Zip 89101

E-mail Address \_\_\_\_\_

**APPLICANT** City of Las Vegas Contact Peter Lowenstein

Address 731 S 4th Street Phone: (702) 229-6301 Fax: (702) 385-7268

City Las Vegas State NV Zip 89101

E-mail Address \_\_\_\_\_

**REPRESENTATIVE** \_\_\_\_\_ Contact \_\_\_\_\_

Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

E-mail Address \_\_\_\_\_

Property Owner Signature\* *Peter Lowenstein*

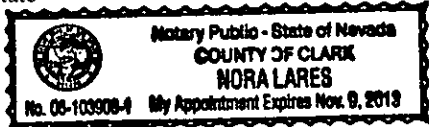
\* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.  
 Print Name Peter Lowenstein

Subscribed and sworn before me  
 This 14th day of December, 2010  
*Morgan*

Notary Public in and for said County and State

**FOR DEPARTMENT USE ONLY**

Case #	<u>ZON-40469</u>
Meeting Date:	<u>2/8/11</u>
Total Fee:	<u>\$1,200.00</u>
Date Received:*	<u>12/14/10</u>
Received By:	<u><i>[Signature]</i></u>



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



**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **ZON-40469** APN: 125-29-502-020 & 025

Name of Property Owner: City of Las Vegas

Name of Applicant: City of Las Vegas

Name of Representative: \_\_\_\_\_

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

Yes

No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

Signature of Property Owner: *Peter Lowenstein*

Print Name: Peter Lowenstein

**RECEIVED**  
DEC 15 2010

Subscribed and sworn before me

This 14th day of December, 2010

*Nora Lares*  
Notary Public in and for said County and State



**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](http://www.lasvegasnevada.gov)

December 14, 2010

Steve Gebeke  
Planning and Development Department  
731 S 4<sup>th</sup> Street  
Las Vegas, NV 89101

**RE: Application ZON-40469  
Assessor's Parcel Number 125-29-502-020 & 025**

Dear Mr. Gebeke:

In regard to these parcels, staff has determined that the existing General Plan designation and zoning classification are inconsistent with possible future development. In order to resolve this inconsistency and ensure that future development is compatible with existing development, staff is proposing to change the zoning district of the subject parcels to T-C (Town Center). Please call me at 229-4693 with any questions.

Sincerely,

Peter Lowenstein, AICP  
Planning Supervisor  
Planning & Development Department

PL:nl

Mayor  
Oscar B. Goodman  
  
City Council  
Gary Reese  
(Mayor Pro Tem)  
Steve Wolfson  
Lais Tarkanian  
Steven D. Ross  
Ricki Y. Barlow  
Stavros S. Anthany  
  
City Manager  
Elizabeth N. Fretwell

RECEIVED  
DEC 15 2010



07101-001-06-09

**ZON-40469**

20001115  
01502

State of Nevada  
Declaration of Value

1. Assessor Parcel Number(s)

a) 122-22-502-020

b)

c)

d)

2. Type of Property

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Townhome
- d) 2-4 Plex
- e) App. Bldg.
- f) Comm'l/Indl
- g) Agricultural
- h) Mobile Home
- i) Other

FOR RECORDER'S USE ONLY

Documentation Reviewed By: \_\_\_\_\_

Type of Documentation: \_\_\_\_\_

Assessor's Tag: \_\_\_\_\_

Recording Deputy: \_\_\_\_\_

Total Value/ Sales Price of Property: \$465,000.00

3. Deduct Attached Liens and/or Encumbrances: (0.00)

4. Recording Information on assumed amount: Book/Instrument #

5. Taxable Value (per NRS 375.010, Section 7): 8,000

6. Real Property Transfer Tax Due: 50.00

7. Exemption Claimed:

A. Transfer Tax Exemption, per NRS 375.090, Section 1 except 2) NAC 375.090

B. Exemption from Exemption Transfer to a governmental agency

8. Partial Interest: Percentage being transferred:

The undersigned Seller (Grantor) Buyer (Grantee), 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 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

Seller Signature: \_\_\_\_\_  
Print Name: Jesse Ferrer  
Address: 6240 N. Julemo Rd.  
City, State, Zip: Las Vegas, NV, 89129  
Capacity: \_\_\_\_\_

BUYER (GRANTEE) INFORMATION

Buyer Signature: \_\_\_\_\_  
Print Name: City of Las Vegas  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Capacity: \_\_\_\_\_

COMPANY REQUESTING RECORDING

Company Name: United Title of Nevada

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED MICROFILMED)

1502 COPY

00102011-AC-

20001115

8/10/00

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That JESSE FERRER AND LEA ANN FERRER, HUSBAND AND WIFE, AS JOINT TENANTS, and in consideration of \$1.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell, and Convey to the CITY OF LAS VEGAS, a Municipal Corporation within the State of Nevada, all that real property situate in the County of Clark, State of Nevada, bounded and described as follows:

See attached Exhibit A.

APN: 125-29-502-020  
For: Durango Drive Project - Phase III, Tropical to Centennial

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

Witness our Hand on This 4th Day of October, 2000

*Jesse Ferrer*  
\_\_\_\_\_  
JESSE FERRER

*Lea Ann Ferrer*  
\_\_\_\_\_  
LEA ANN FERRER

STATE OF NEVADA )  
                          ) ss.  
COUNTY OF CLARK)

On October 4, 2000 Before me the undersigned, a Notary Public, \_\_\_\_\_  
(Date)  
Jesse Ferrer and Lea Ann Ferrer Personally known  
(Person(s) appearing before notary)

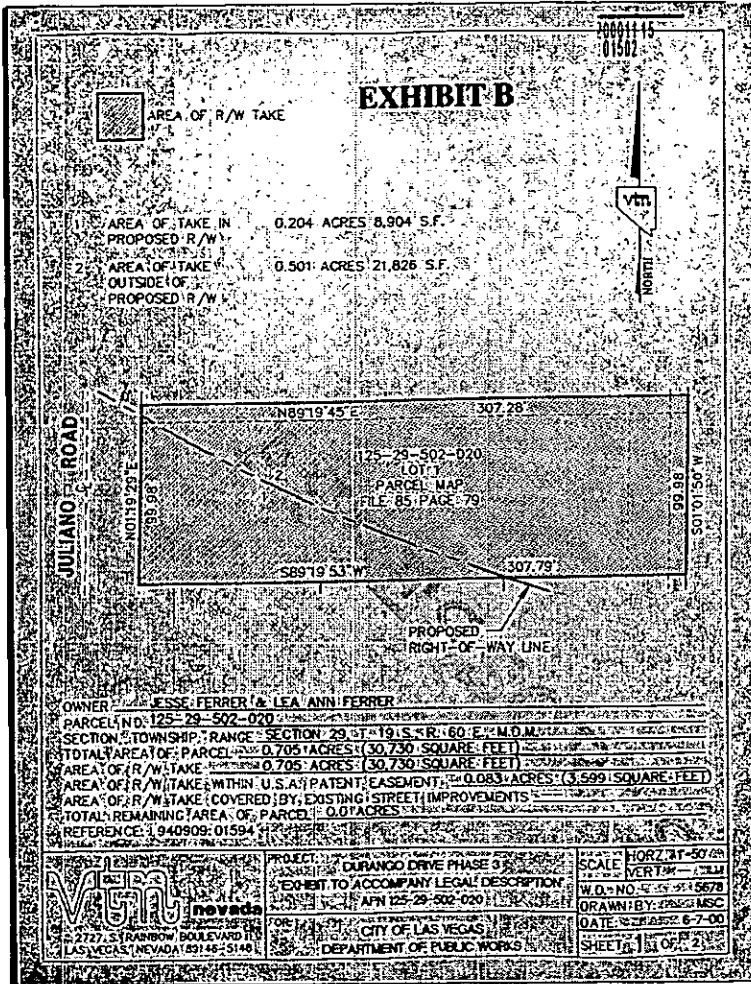
(Or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that they executed the instrument.

 *Michael DeLeon*  
NOTARY PUBLIC to and for said County and State

WHEN RECORDED MAIL TO:  
City Clerk -- City Hall  
400 East Stewart Avenue  
Las Vegas, Nevada 89101

SPACE BELOW FOR RECORDER'S USE ONLY

COPY



COPY

20001115  
01502

# EXHIBIT A



W.O. 5678  
JUNE 8, 2000  
BY: SL  
P.R. BY: MSC  
PAGE 1 OF 1

**EXPLANATION:**

THIS LEGAL DESCRIBES A PARCEL OF LAND GENERALLY LOCATED ON THE EAST SIDE OF JULIANO ROAD, BETWEEN REGENA AVENUE AND AZURE WAY, FOR RIGHT-OF-WAY DEDICATION PURPOSES, BEING ALL OF ASSESSOR'S PARCEL NUMBER 125-29-502-020.

**LEGAL DESCRIPTION  
DURANGO DRIVE PHASE 3  
RIGHT-OF-WAY DEDICATION**

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING ALL OF LOT 1, AS SHOWN ON THE PARCEL MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE, IN FILE 85, AT PAGE 79.

CONTAINING 0.705 ACRES, 30,730 SQUARE FEET, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

**END OF DESCRIPTION**

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS PROJECT IS GRID NORTH AS DEFINED BY THE NEVADA COORDINATE SYSTEM OF 1983 (NCS83), EAST ZONE, (2701), DETERMINED BY CLARK COUNTY GIS CONTROL POINTS 803, 819 AND 877, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, IN FILE 83 OF SURVEYS, AT PAGE 53.

THIS LEGAL DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED FOR THE PURPOSE OF SUBDIVIDING LAND NOT IN CONFORMANCE WITH NEVADA REVISED STATUTES.

REFERENCE 5678/125-29-502-020.LGL

Owner's Initials *[Signature]*

COPY

ASSESSOR COPY

CLARK COUNTY, NEVADA  
AGRI-CULTURAL RESERVE  
RECORDS & RECORDS

UNITED TITLE OF NEVADA

11-15-2009

BOOK 2660115

PAGE 01562

SEE . ON PPT. E14002

000130  
02763

**State of Nevada  
Declaration of Value**

**1. Assessor Parcel Number(s)**

- a) 125-29-802-023
- b)
- c)
- d)

**2. Type of Property**

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo./Townhouse
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'l. Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other \_\_\_\_\_

**FOR RECORDER'S USE ONLY**

Documentation Reviewed By: \_\_\_\_\_  
 Type of Documentation: \_\_\_\_\_  
 Assessor's Tag: \_\_\_\_\_  
 Recording Deputy: \_\_\_\_\_

- 3. Total Value: Sales Price of Property: \$485,000.00
- 4. Deduct Assumed Liens and or Incumbrances (0.00)  
(Recording information on assumed amount: Book/Instrument #: \_\_\_\_\_)
- 5. Taxable Value (per NRS 375.010, Section 2): \$485,000.00
- 6. Real Property Transfer Tax Due: \$0.00  
(Exemption Claimed)  
  - a. Transfer Tax Exemption, per NRS 375.090, Section: Exempt 2/NAC 375, Section \_\_\_\_\_
  - b. Explain Reason for Exemption: Transfer to a governmental agency
- 7. Partial Interest: Percentage being transferred: \_\_\_\_\_%

The undersigned Seller (Grantor) Buyer (Grantee) declare(s) 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 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

**SELLER (GRANTOR) INFORMATION**

Seller Signature: \_\_\_\_\_  
 Print Name: Robert K. Thompson  
 Address: 8468 Azara Drive  
 City, State, Zip: Las Vegas, NV 89149-0210  
 Capacity: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**

Buyer Signature: \_\_\_\_\_  
 Print Name: City of Las Vegas  
 Address: \_\_\_\_\_  
 City, State, Zip: Las Vegas, NV 89101  
 Capacity: \_\_\_\_\_

**COMPANY REQUESTING RECORDING:**

Company Name: United Title of Nevada Esc# D0108404-016-AG  
 (AS A PUBLIC RECORD THIS FORM MAY BE RECORDED MICROFILMED)

Handwritten initials and signatures, including "2/16/18" and "M/S".

COPY

APN: 125-29-502-023

0001130

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That ROBERT K. THOMPSON AND JULIE E. THOMPSON, HUSBAND AND WIFE, AS JOINT TENANTS, and in consideration of \$1.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell, and Convey to the CITY OF LAS VEGAS, a Municipal Corporation within the State of Nevada, all that real property situate in the County of Clark, State of Nevada, bounded and described as follows:

See attached Exhibit A.

APN: 125-29-502-023

For: Durango Drive Project - Phase III, Tropical to Centennial

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

Witness: our Hands This 6th Day of November 2000

*[Signature]*  
ROBERT K. THOMPSON

*[Signature]*  
JULIE E. THOMPSON

STATE OF NEVADA )

) ss.

COUNTY OF CLARK

On November 6, 2000 Before me the undersigned, a Notary Public:

Robert K. Thompson and Julie E. Thompson Personally known  
(Person(s) appearing before notary)

(Or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he is executed the instrument.



*[Signature]*  
NOTARY PUBLIC in and for said County and State

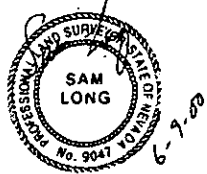
WHEN RECORDED MAIL TO:  
City Clerk - City Hall  
400 East Stewart Avenue  
Las Vegas, Nevada 89101

SPACE BELOW FOR RECORDER'S USE ONLY

COPY

0001130  
02763

# EXHIBIT A



W.O. 5678  
JUNE 8, 2000  
BY: SL  
P.R. BY: MSC  
PAGE 1 OF 1

**EXPLANATION:**

THIS LEGAL DESCRIBES A PARCEL OF LAND GENERALLY LOCATED EAST OF JULIANO ROAD AND ON THE NORTH SIDE OF AZURE WAY, FOR RIGHT-OF-WAY DEDICATION PURPOSES, BEING ALL OF ASSESSOR'S PARCEL NUMBER 125-29-502-023.

**LEGAL DESCRIPTION  
DURANGO DRIVE PHASE 3  
RIGHT-OF-WAY DEDICATION**

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING ALL OF LOT 4, AS SHOWN ON THE PARCEL MAP ON FILE IN THE CLARK COUNTY, RECORDER'S OFFICE, IN FILE 85, AT PAGE 79.

CONTAINING 0.468 ACRES, 20,377 SQUARE FEET, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

END OF DESCRIPTION.

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS PROJECT IS GRID NORTH AS DEFINED BY THE NEVADA COORDINATE SYSTEM OF 1983 (NCS83), EAST ZONE, (27013, DETERMINED BY CLARK COUNTY GIS CONTROL POINTS 808, 519 AND 877, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, IN FILE 88 OF SURVEYS, AT PAGE 53.

THIS LEGAL DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED FOR THE PURPOSE OF SUBDIVIDING LAND NOT IN CONFORMANCE WITH NEVADA REVISED STATUTES.

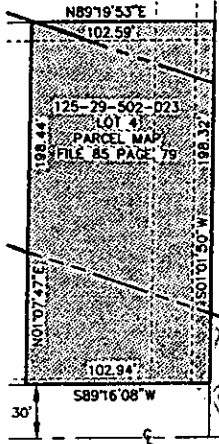
REFERENCE 5678/125-29-502-023.LGL

Owner's Initials *[Signature]*

RESCISSOR'S COPY

0081130  
02763

### EXHIBIT B



PROPOSED  
RIGHT-OF-WAY LINE



- 1 AREA OF TAKE IN PROPOSED R/W 0.296 ACRES 12,890 S.F.
- 2 AREA OF TAKE OUTSIDE OF PROPOSED R/W 0.172 ACRES 7,487 S.F.

**AZURE WAY**

AREA OF R/W TAKE

OWNER ROBERT K. THOMPSON AND JULIE E. THOMPSON  
 PARCEL NO. 125-29-502-023  
 SECTION, TOWNSHIP, RANGE SECTION 29, T. 19 S., R. 60 E., M.D.M.  
 TOTAL AREA OF PARCEL 0.468 ACRES (20,377 SQUARE FEET)  
 AREA OF R/W TAKE 0.468 ACRES (20,377 SQUARE FEET)  
 AREA OF R/W TAKE WITHIN U.S.A. PATENT EASEMENT 0.155 ACRES (6,755 SQUARE FEET)  
 AREA OF R/W TAKE COVERED BY EXISTING STREET IMPROVEMENTS ---  
 TOTAL REMAINING AREA OF PARCEL 0.0 ACRES  
 REFERENCE: 990504:01760



PROJECT: DURANGO DRIVE PHASE 3  
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION  
APN 125-29-502-023  
 FOR: CITY OF LAS VEGAS  
DEPARTMENT OF PUBLIC WORKS

SCALE HORZ. 1"=50'  
 VERT. ---  
 W.O. NO. 5578  
 DRAWN BY: MSC  
 DATE: 6-8-00  
 SHEET

COPY

ASSESSOR'S

CLARK COUNTY, NEVADA  
JUDITH A. WANDEVER, RECORDER  
RECORDED AT REQUEST OF:  
UNITED TITLE OF NEVADA  
11-30-2009 15:31 EDD  
OFFICIAL RECORDS  
BOOK: 20001130 INST: 82763  
FEE: .00 APPT: ET4802

COPY