



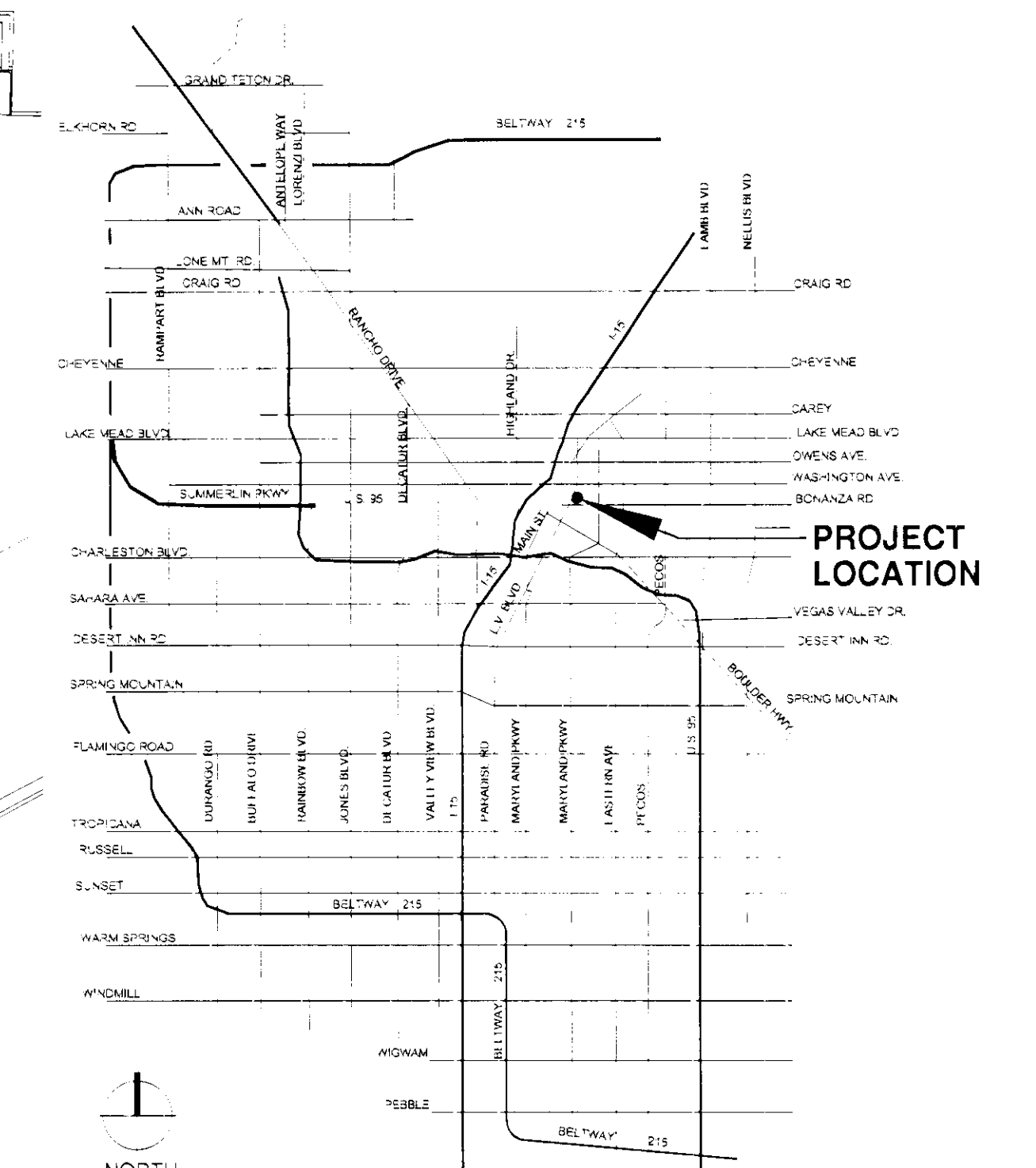
LANDSCAPE AREA	
LANDSCAPE AROUND BUILDING	8,066 S.F.
LANDSCAPE IN BONEYARD (SIGN AREA)	30,544 S.F.
TOTAL LANDSCAPE S.F.	38,610 S.F.

BUILDING AREA	
EXISTING BUILDING (FOOTPRINT)	1,096 S.F.
NEW BUILDING ADDITION (FOOTPRINT)	2,277 S.F.
TOTAL BUILDING S.F.	3,373 S.F.

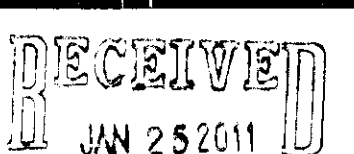
PARKING REQUIRED
1 SPACE FOR EACH 300 SQUARE FEET OF GROSS FLOOR AREA
3,547 S.F. GROSS / 300 (INCLUDE 1 ACCESSIBLE) 12 SPACES

SHARED PARKING PROVIDED (INCLUDES 2 ACCESSIBLE)	31 SPACES
---	-----------

VICINITY MAP



SCHEMATIC DESIGN



W E S T A R A R C H I T E C T S

WESTAR Architectural Group/Nevada, Inc.
ARCHITECTURE • PLANNING • INTERIOR DESIGN

701 BRIDGER AVENUE, SUITE 400 LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 878-0000 FAX: (702) 878-8430

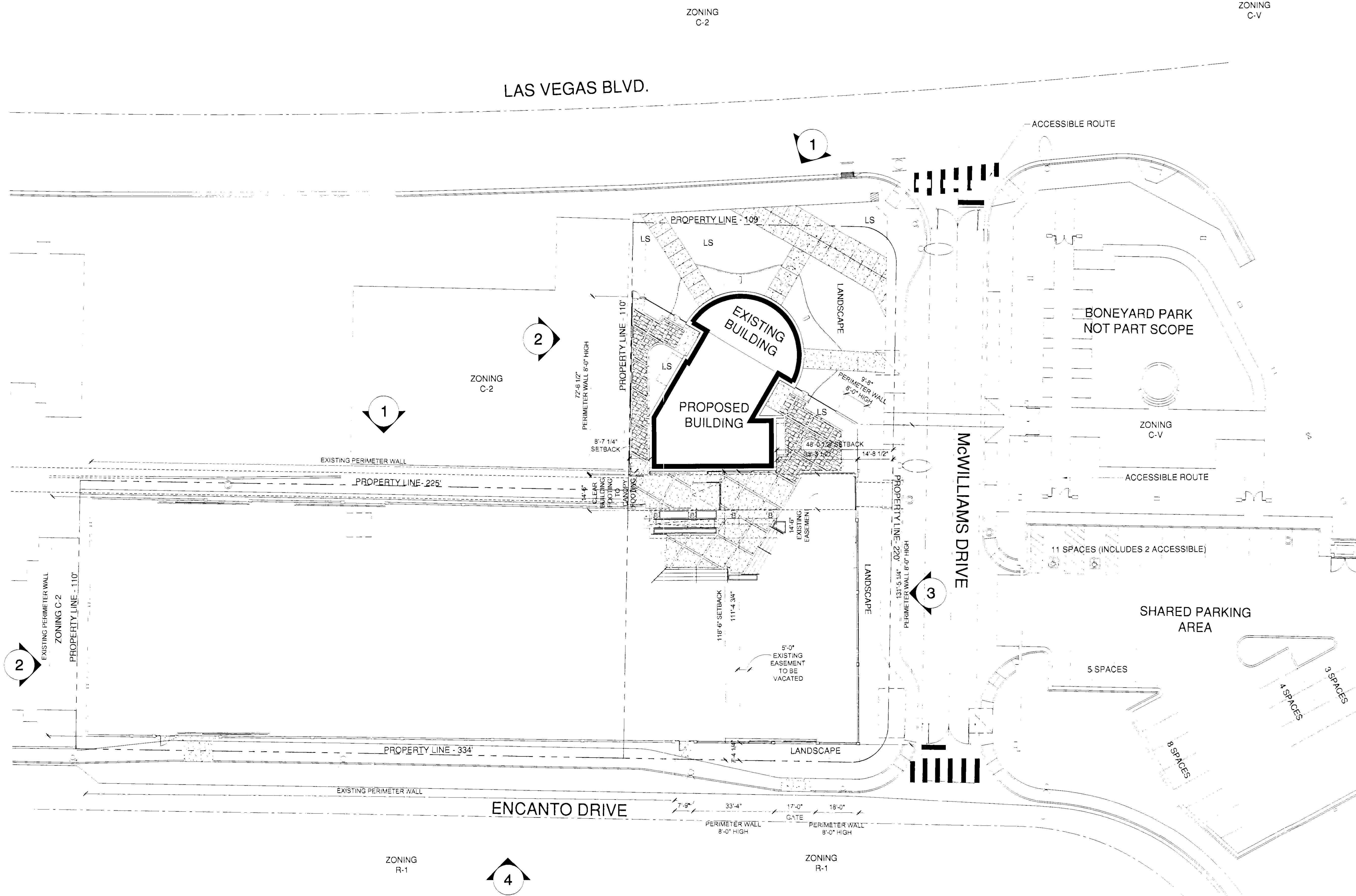
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INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

DATE: JANUARY 24, 2017 BY: SP-6 PROJECT NUMBER: 00049 FILE NAME: GWT-Steam-Test-043

AARON LUTHE-MERIDIAN ENERGY INC.-LAWYER
AARON.LUTHE@MERIDIANENERGY.COM

VAR-40799



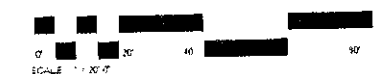
ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"





NEON MUSEUM VISITOR CENTER



SITE INFORMATION

MUNICIPALITY	CITY OF LAS VEGAS
ASSESSOR'S PARCEL NUMBER (APN)	139-27-412-045, 139-27-805-005
CURRENT ZONING	CIVIC DISTRICT (CIV)
SITE AREA	1.19 ACRES = 48,741 S.F.
SITE COVERAGE - BUILDING	0.07%
F.A.R.	0.07%
SITE COVERAGE - LANDSCAPE	79.2%

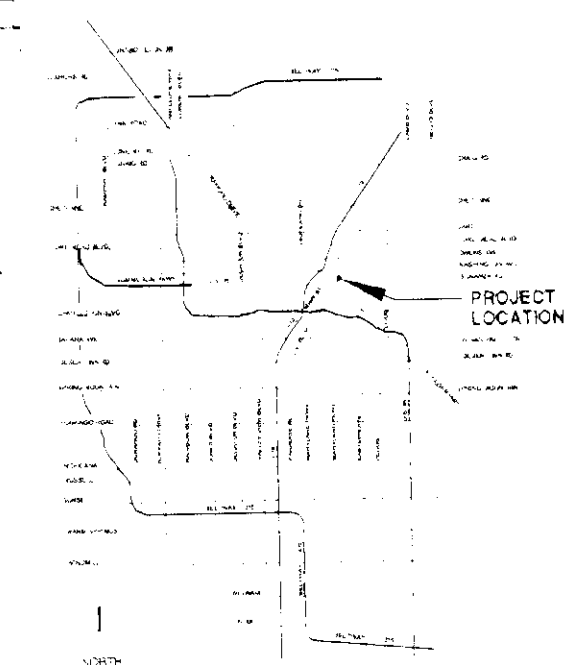
LANDSCAPE AREA	
LANDSCAPE AROUND BUILDING	8,086 S.F.
LANDSCAPE IN BONEYARD SIGN AREA	30,544 S.F.
TOTAL LANDSCAPE S.F.	38,630 S.F.

BUILDING AREA	
EXISTING BUILDING FOOTPRINT	1,096 S.F.
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3,547 S.F. GROSS = 300 INCLUDE 1 ACCESSIBLE	12 SPACES

SHARED PARKING PROVIDED INCLUDES 2 ACCESSIBLE	31 SPACES
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VICINITY MAP



SCHEMATIC DESIGN

VAR-40799

WESTAR ARCHITECTS

WESTAR ARCHITECTS, 3700 LAS VEGAS BLVD., SUITE 200, LAS VEGAS, NV 89169
TEL: 702.735.8000 FAX: 702.735.8400
WWW.WESTARCHITECTS.COM

LAS VEGAS BLVD.

ACCESSIBLE ROUTE

BONEYARD PARK
NOT PART SCOPE

ZONING
CIV

ACCESSIBLE ROUTE

11 SPACES INCLUDES 2 ACCESSIBLE

SHARED PARKING
AREA

5 SPACES

4 SPACES

9 SPACES

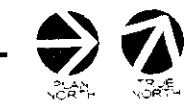
ENCANTO DRIVE

McWILLIAMS DRIVE

RECEIVED
JAN 25 2011

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"



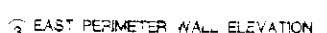


WESTAR ARCHITECTURE Group, Nevada, Inc.
ARCHITECTURE • PLANNING • INTERIOR DESIGN

501 BRIDGER AVENUE SUITE 400 LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 379-3000 FAX: (702) 379-8400
www.wstararchitects.com

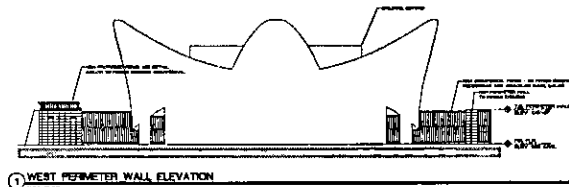
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VAR-40799
REVISED





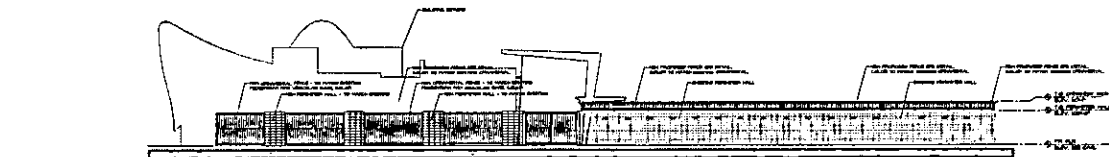
NEON MUSEUM VISITOR CENTER



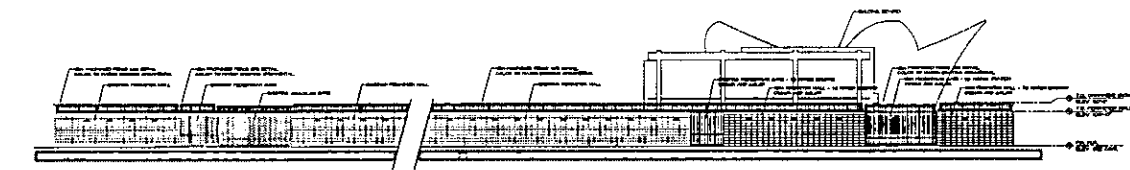
1 WEST PERIMETER WALL ELEVATION



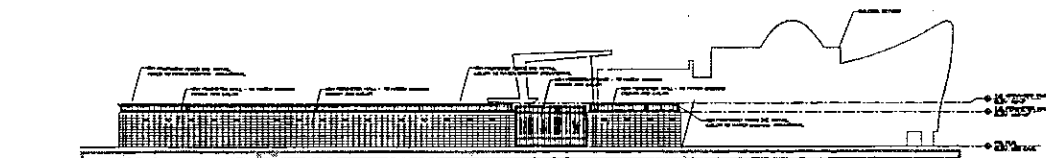
1 WEST PERIMETER WALL ELEVATION



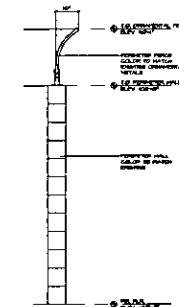
2 SOUTH PERIMETER WALL ELEVATION



3 EAST PERIMETER WALL ELEVATION

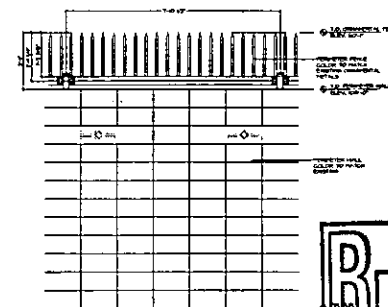


4 NORTH PERIMETER WALL ELEVATION



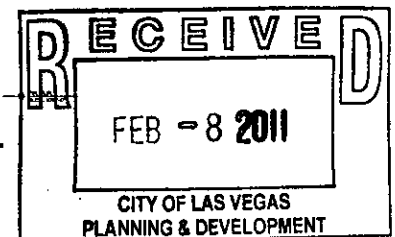
PERIMETER WALL DETAIL

SCALE: 1/2\"/>



PERIMETER WALL DETAIL

SCALE: 1/2\"/>



SCHEMATIC DESIGN



WESTAR ARCHITECTS

WESTAR ARCHITECTS, INC.
ARCHITECTURE - PLANNING - DESIGN
TO: JACKSONVILLE, FLORIDA
DATE: JANUARY 26, 2011
SAS LAST MODIFIED BY: TONY/DAVID

VAR-40799
REVISED

LAS VEGAS BLVD.

ZONING
C-2

ZONING
C-V



NEON MUSEUM VISITOR CENTER



SITE INFORMATION

MUNICIPALITY	CITY OF LAS VEGAS
ASSESSORS PARCEL NUMBER (APN)	130-27-812-045, 130-27-805-005
CURRENT ZONING	CIVIC DISTRICT (C-V)
SITE AREA	± 1.19 ACRES - 48,741 S.F.
SITE COVERAGE - BUILDING	0.07%
F.A.R.	0.07%
SITE COVERAGE - LANDSCAPE	79.2%

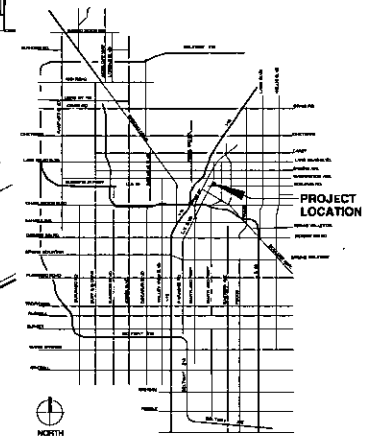
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VICINITY MAP



SCHEMATIC DESIGN

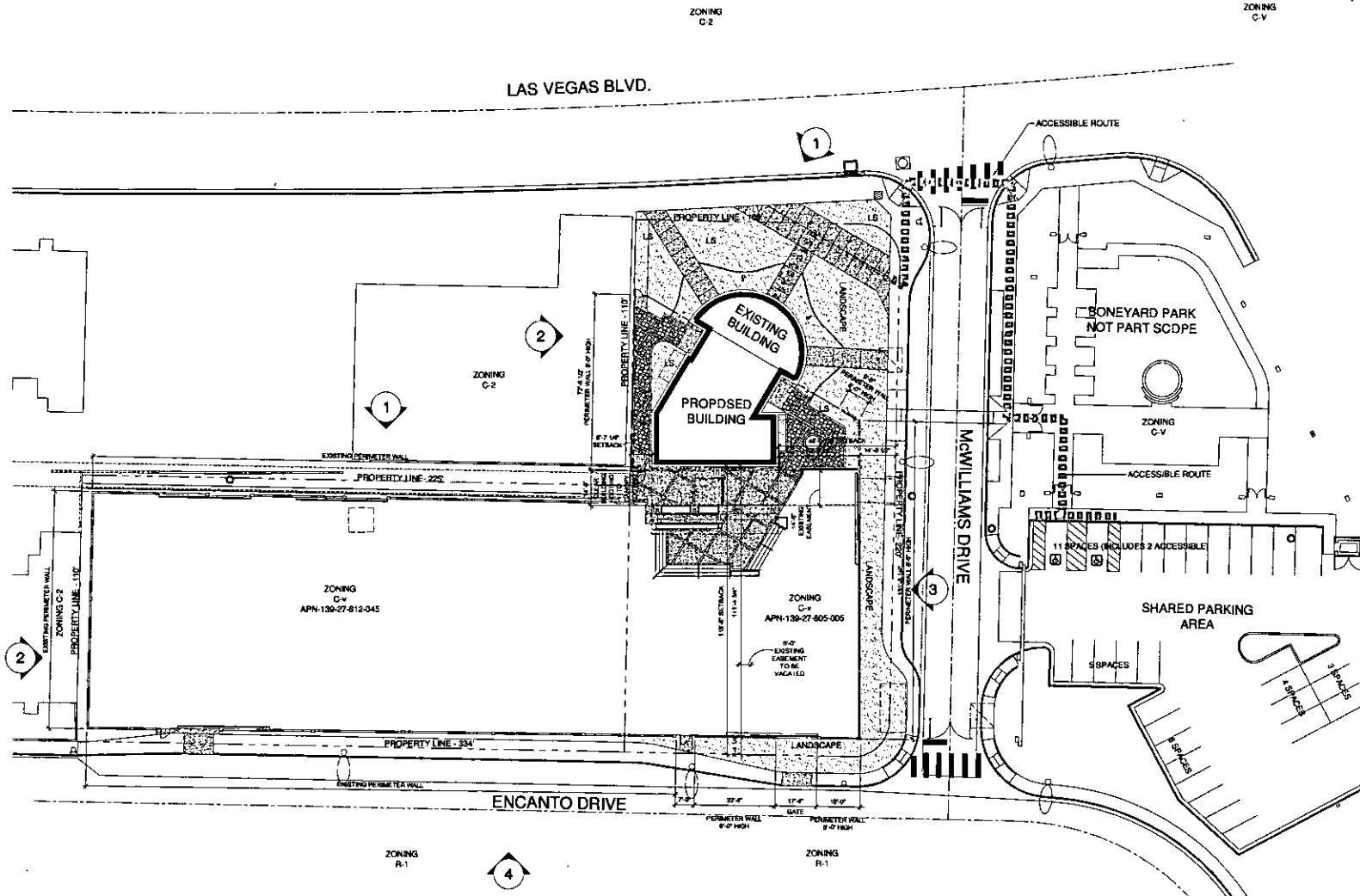


WESTAR ARCHITECTS

WESTAR Architecture Group, Inc.
Architects/Engineers/Planners/Interior Designers
1000 International Ave., Suite 200, Las Vegas, NV 89102
Tel: (702) 462-1000 Fax: (702) 462-1001
www.westararchitects.com
DATE: January 24, 2011 11:21 AM PROJECT NUMBER: 38048 FILE NAME: 38048 plan review
LAST MODIFIED BY: TCOMBARI c:\users\...

ARCHITECTURAL SITE PLAN

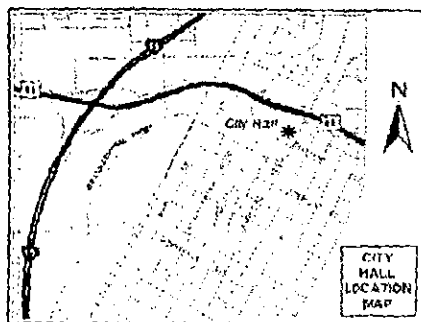
SCALE: 1" = 32'-0"



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JAN 25 2011
VAR-40799

601 Las Vegas
 602 Department of Planning
 603 Planning Services Center
 604 North Rancho Drive, 3rd Floor
 605 Las Vegas, Nevada 89106

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 Department of Planning, Case Planning Division 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-40799

Planning Commission Meeting of 3/8/2011

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FEB 28 2011

338

601 LAS VEGAS
 602 DEPT OF PLANNING
 603 PLANNING SERVICES CENTER
 604 NORTH RANCHO DRIVE, 3RD FLOOR
 605 LAS VEGAS, NEVADA 89106



UNITED STATES POSTAGE
 92 10 \$00.44
 0004270210 FEB 04 2011
 MAILED FROM ZIP CODE 89101

13927812034
 KRIER COURTNEY
 131 N 9TH ST
 LAS VEGAS NV 89101-4225

Case: VAR-40799

30 KRCN11 00101



PRE-APPLICATION CONFERENCE NOTE

City of Las Vegas



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E

3

Project Name: Neon Museum - Wall Height

APN(s):	13927805004, 005 and 13927812045	Pre-app Date:	01/07/11
Location:	N & S of McWilliams Ave, between LVB and Encanto Dr.	Meeting Location:	By phone/email
Ward #:	5 - Barlow	Acres:	2.10
		Time:	n/a

Ownership Info:	CLV	Last Change of Ownership Date:	
	Phone: (702)-	Fax: (702)-	Email:
Representative Info:			
	Phone: (702)-	Fax: (702)-	Email:
Applicant Info:	CLV - Sam Tolman		
	Phone: (702)-	Fax: (702)-	Email:

Use:	Existing:	Neon Museum park and Museum
	Proposed:	No change proposed
General Plan:	Existing:	PF
	Proposed:	No change proposed
Zoning:	Existing:	C-V
	Proposed:	No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	Airport Overlay (200'), Downtown North Land Use Plan, Historic, Scenic Byway, Redev Area	
	Special Land Use Designation (per plan, if applicable): N/A	

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

Between CLV P&D Representative: Steve Gebeke, Planning Supervisor (229-5410 Office / 385-7268 Fax / sgebeke@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Sam Tolman	CLV	x2091		
2.				
3.				
4.				
5.				
6.				
7.				
8.	CLV - Planning and Development			
9.	CLV - Finance (Business License)	229-6321	383-0769	
10.	CLV - PW - Dev Co	229-6578	474-7599	
11.	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14.	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ **see Meeting Attendance Sheet**

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JAN 25 2011

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST				PLANNING & DEVELOPMENT			
Item Required									
YES	NO								
		APPLICATION PACKET (REQUIRED FOR EACH APPLICATION)							
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots	Visit the CLV website for blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")	App. Type	Fees				
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots			Application	Notification	Recordation	Sub-Total	
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)			VAR	\$ 300.00	\$ 500.00	\$ 30.00	\$ 830.00
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)				\$	\$	\$	\$
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)		\$	\$	\$	\$		
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)		\$	\$	\$	\$		
☐	☒	Copy of Business License(s)		\$	\$	\$	\$		
☐	☒	If required, cop(ies) of approval letter(s) for				Subtotal:	\$ 830.00		
☐	☒	Neighborhood Meeting (see General Plan submittal req's for details) – Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500			\$	—	\$0.00		
☐	☒	Photo Reproduction of the Color & Materials Board (SDR applications only)				Grand Total All Fees:	\$830.00		
REQUIRED DRAWINGS MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)									
SITE PLAN									
☒	☐	North arrow, scale, and vicinity map	Folded Plans (5, plus 1 per application):				6		
☒	☐	All property lines and present dimensions labeled	Colored, Rolled Plans:				1		
☒	☐	All building setbacks labeled	Reduced Copy (8-1/2"x11" B/W; 1 per application):				1		
☒	☐	All adjacent existing land uses and street names labeled	NOTES: Indicate which walls will be raised to 10' in height						
☒	☐	All points of ingress and egress shown							
☒	☐	ADA accessibility requirements shown/labeled							
☐	☒	Parking standard(s) utilized:							
☐	☒	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total							
☐	☒	All free-standing sign locations shown and heights and sizes noted							
LANDSCAPE PLAN									
☐	☒	North arrow and scale	Folded Plans (1 per application as applicable):				0		
☐	☒	All property lines and present dimensions labeled	Colored, Rolled Plans:				0		
☐	☒	All required perimeter landscape planters shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):				0		
☐	☒	All required parking lot fingers/islands shown	NOTES:						
☐	☒	Quantify, size, species/variety of all trees, shrubs, and ground cover							
BUILDING ELEVATIONS									
☒	☐	Scale and building dimensions labeled	Folded Plans (1 per application as applicable):				1		
☒	☐	North, south, east, and west elevations of all buildings	Colored, Rolled Plans:				1		
☒	☐	All building materials and colors noted	Reduced Copy (8-1/2"x11" B/W; 1 per application):				1		
☒	☐	8" x 10" photo of original color and material board	NOTES: Elevation of proposed wall with wrought iron extension only						
☐	☒	All wall sign locations shown and sizes noted							
FLOOR PLANS									
☐	☒	Scale and building dimensions labeled	Folded Plans (1 per application as applicable):				0		
☐	☒	North arrow and scale	Rollod Plans:				0		
☐	☒	All building entrances/exits shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):				0		
☐	☒	Use of all rooms noted/labeled	NOTES:						
☐	☒	Maximum Occupancy (per I.B.C.)							
☐	☒	Seating Capacity (where applicable)							
CONTINUED NEXT PAGE									

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**PRE-APPLICATION
CONFERENCE NOTES**

City of Las Vegas



Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☐ YES ☒ NO
If yes, Please detail how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

1. Height of wall above 8' will require approval of a Variance. Please note on site plan which wall(s) are to be raised. Provide an elevation of the new wall.

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

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

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST (CONT.)			
Item Required					
YES	NO				
THIS FORM <u>MUST</u> ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.					
Owner / Applicant / Representative:	CLV - Sam Tolman	Application Type(s):	Variance		
APN(s):	13927805004, 005 and 13927812045	Application Purpose:	Wall height of 10'-0"		
Location:	N & S of McWilliams Ave, between LVB and Encanto Dr.	Pre-App. Meeting Date:	01/07/11		
Ward:	5 - Barlow	Submittal Deadline:	01/20/11 - no later than 2:00 pm		
Planner's Signature:	See email	Earliest PC / CC Meeting Dates:	03/08/11 PC - 04/06/11 CC (Cycle 3)		
Planner:	Steve Gebeke, Planning Supervisor - 229-5410				
Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following: In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us <u>no later than 15 days prior</u> to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.					

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JAN 25 2011



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 9, 2011

Mr. Jorge Cervantes
City of Las Vegas
333 North Rancho Drive, 9th Floor
Las Vegas, Nevada 89106

**RE: VAR-40799 - VARIANCE
PLANNING COMMISSION MEETING OF MARCH 8, 2011**

Dear Mr. Cervantes:

Your request for a Variance TO ALLOW AN EIGHT-FOOT HIGH SOLID WALL WITH A 25-INCH WROUGHT IRON TOP WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED on 1.13 acres at 770 North Las Vegas Boulevard (APNs 139-27-805-005 and 139-27-812-045), C-V (Civic) Zone, Ward 5 (Barlow), was considered by the Planning Commission on March 8, 2011.

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

Planning

1. Conformance to the approved conditions for Rezoning (ZON-18755) and Site Development Plan Reviews (SDR-18751), (SDR-37021) and (SDR-38563), except as amended herein.
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.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

Mr. Jorge Cervantes
VAR-40799 - Page Two
March 9, 2011

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

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Pat Klenk
WESTAR Architects
701 Bridger Avenue, Suite #400
Las Vegas, Nevada 89101



February 24, 2011

Mr. Jorge Cervantes
City of Las Vegas
333 North Rancho Drive, 9th Floor
Las Vegas, Nevada 89106

**RE: VAR-40799 - VARIANCE
PLANNING COMMISSION MEETING OF MARCH 8, 2011**

Dear Mr. Cervantes:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **March 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, March 2, 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, 3rd Floor, Las Vegas, Nevada 89106 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. Pat Klenk
WESTAR Architects
701 Bridger Avenue, Suite #400
Las Vegas, Nevada 89101

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



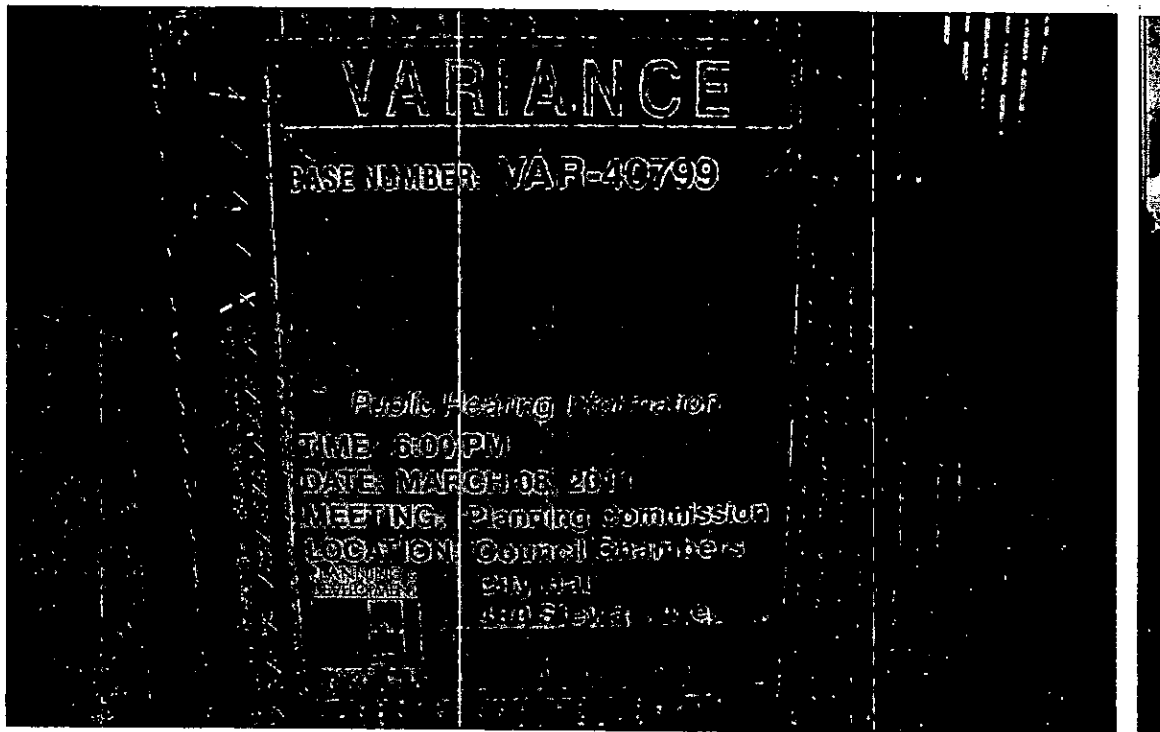
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-40799

MEETING DATE: 03/08/11 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

2-26-11
Date

This affidavit must be returned to the Department of Planning, 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.



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Zoning
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Signature

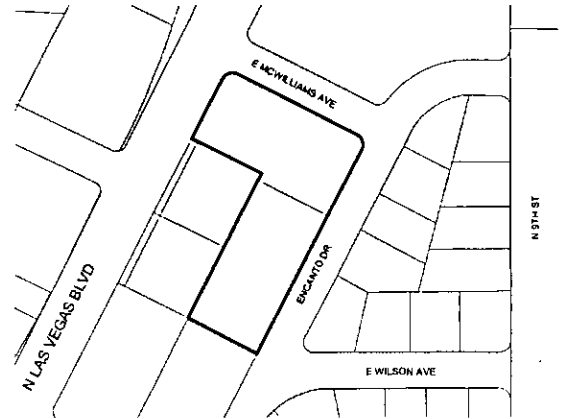
2-26-11
Date

This affidavit must be returned to the Department of Planning, 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-40799 - VARIANCE - PUBLIC HEARING - APPLICANT: NEON MUSEUM - OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW AN EIGHT-FOOT HIGH SOLID WALL WITH A 25-INCH WROUGHT IRON TOP WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED on 1.13 acres at 770 North Las Vegas Boulevard (APNs 139-27-805-005 and 139-27-812-045), C-V (Civic) Zone, Ward 5 (Barlow).

Application Location



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

Public Hearing Information

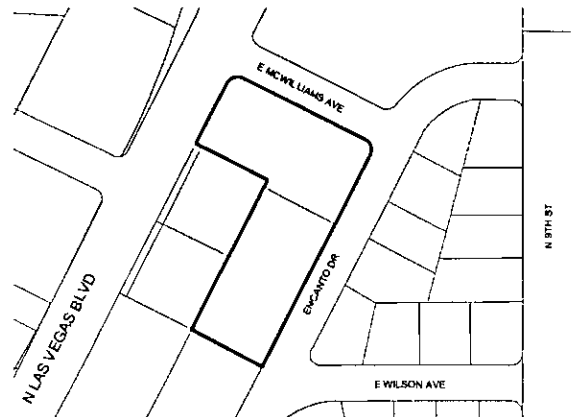
Meeting: Planning Commission
Date: *March 08, 2011*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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 Department of Planning, Case planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. 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-40799 - VARIANCE - PUBLIC HEARING - APPLICANT: NEON MUSEUM - OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW AN EIGHT-FOOT HIGH SOLID WALL WITH A 25-INCH WROUGHT IRON TOP WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED on 1.13 acres at 770 North Las Vegas Boulevard (APNs 139-27-805-005 and 139-27-812-045), C-V (Civic) Zone, Ward 5 (Barlow).

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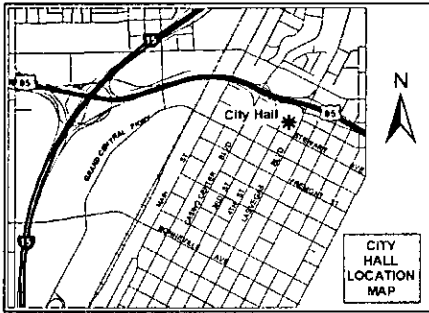
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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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 Department of Planning, Case Planning Division 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

☐

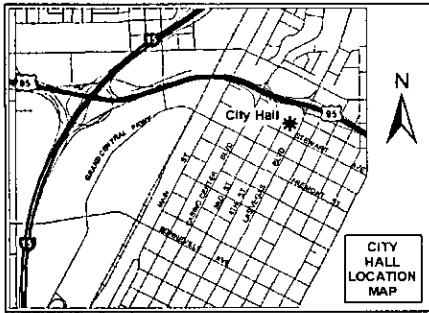
I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-40799
Planning Commission Meeting of 3/8/2011

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

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☐

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

VAR-40799
Planning Commission Meeting of 3/8/2011

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: February 14, 2011
Re: **VAR-40799** City of Las Vegas 770 Las Vegas Blvd. No.
Request for a Variance for wall height

COMMENTS:

We have no comment on the Request for a Variance application to allow an eight foot high solid wall with a two foot wrought iron top where an eight foot high wall is the maximum height allowed on property located at 770 Las Vegas Boulevard North.

Development Notification

PC Meeting: March 8, 2011

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

VAR-40799

23

Archie C. Grant Park Resident Council

Beverly Palms Apartments

Boulder Dam Homesites

Church-Noblitt NA

Cultural Corridor Coalition NCG

Downtown Business Operators Council

Fremont Apartments

Fremont Plaza Apartments

Fremont Street Experience Business Association

Hewetson Parent Organization

Marble Manor Annex Resident Council

Mayfair NA

Ogden Villas Apartments

Robert Gordon Plaza Resident Council

South Cove Apartments

Stewart Arms Apartments

Stewart Town HOA

Sunflower Apartments

Towne Terrace Apartments

Vera Johnson Manor A Resident Council

WLV-NAA1

WLV-NAA2

WLV-NAA4

P/L 205
180

Report of All Selected Parcels

Case Number: VAR-40799

Printed On: Wed: January 26, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
4 USA L L C	P O BOX 56376 SHERMAN OAKS CA	13926410073
530 HOLDINGS L L C	3900 PARADISE RD #101 LAS VEGAS NV	13927804001
717 L L C	%T COBLENTZ %S & A FELD 3207 BEL AIR DR LAS VEGAS NV	13927812003
7-ELEVEN INC	%AV TAX DEPT P O BOX 711 DALLAS TX	13927805002
A J C INVESTMENTS L L C	3726 ROSECREST S CIR LAS VEGAS NV	13926410105
ALBRITTON WAYNE C & GRETA M	67496 LAGUNA DR CATHEDRAL CITY CA	13926410031
ALI SYED AMJAD	P O BOX 70634 LAS VEGAS NV	13927711013
ANSARI ABDUL RAHIM & NASEEMA	8701 KNOLL MIST DR LAS VEGAS NV	13927811048
ARELLANO CARLOS & MARIA E	612 E WILSON AVE LAS VEGAS NV	13927812024
AVERY MARTA & ROBERT	608 E WILSON AVE LAS VEGAS NV	13927812023
AVILA ADALBERTO & MARIA	637 N 10TH ST LAS VEGAS NV	13926410030
AYLING NELSON	730 S HANOVER ST BALTIMORE MD	13927811030
BAHNAM NASRI	61 CHURCH ST WEST ROXBURY CT	13926410023
BAHNAM NASRI	61 CHURCH ST WEST ROXBURY CT	13926410021
BAHNAM NASRI	61 CHURCH ST WEST ROXBURY CT	13926410022
BANK NEW YORK MELLON TRS	400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	13927811008
BANK U S NATIONAL ASSN TRS	%AMER SRVCING CO 1 HOME CAMPUS X2504-017 DES MOINES IA	13934512044
BELLAMY ADAM JOSEPH & ANGELA M	528 N 9TH ST LAS VEGAS NV	13935110002
BELLAMY FAMILY TRUST 2001	4066 VANCOUVER AVE LAS VEGAS NV	13935110001
BELTRAN FRANCISCO J	624 N 9TH ST LAS VEGAS NV	13926410101
BILLINGSLEY SHEILA & TRENT	P O BOX 59 BLUE DIAMOND NV	13926410079
BJELICICH GEORGE & VIDINKA	4019 WALDORF CT LAS VEGAS NV	13927811025
BJELICICH GEORGE & VIDINKA	4019 WALDDORF CT LAS VEGAS NV	13927811020
BLASKO MICHAEL J & JANICE L	523 N 8TH ST LAS VEGAS NV	13934512073
BONANZA SPRINGS SUITES L L C	3900 PARADISE RD #101 LAS VEGAS NV	13927804002
BUCKLEY THOMAS R & BECKY M	1930 KACHINA MOUNTAIN DR HENDERSON NV	13934512045
BURNSIDE JOHN III	7617 STRAYHORSE AVE LAS VEGAS NV	13926410050
CAMPOSECO DAMARIS N	13429 CERISE AVE HAWTHORNE CA	13927811010
CAPRICORN SERIES L L C VI	3540 W SAHARA #156 LAS VEGAS NV	13927811037
CAPRICORN SERIES L L C X	3540 W SAHARA #156 LAS VEGAS NV	13927811049
CARPENTER MARIANNE REV LIV TR	742 N 9TH ST LAS VEGAS NV	13926410001
CARPENTER MARIANNE REV LIV TR	742 N 9TH ST LAS VEGAS NV	13926410002

Report of All Selected Parcels**Case Number:** VAR-40799**Printed On:** Wed: January 26, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
CARRIAGE CEMETERY SERVICES INC	%PROPERTY TAX DEPT 3040 POST OAK BLVD #300 HOUSTON TX	13927708003
CARRILLO FRANCISCO	732 N 10TH ST LAS VEGAS NV	13926410042
CASA SUITES L L C	%SIEGEL GROUP NEVADA INC 3900 PARADISE RD #101 LAS VEGAS NV	13927812010
CASA SUITES L L C	%SIEGEL GROUP NEVADA INC 3900 PARADISE RD #101 LAS VEGAS NV	13927812009
CASA SUITES L L C	%SIEGEL GROUP NEVADA INC 3900 PARADISE RD #101 LAS VEGAS NV	13927812016
CHAVEZ JOSE E T	1246 S WILSON DR W COVINA CA	13927811032
CIN-TEN PPTYS	900 TONI AVE LAS VEGAS NV	13926410033
CIN-TEN PPTYS	900 TONI AVE LAS VEGAS NV	13926410034
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13927708016
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13927812045
CITY OF LAS VEGAS	400 E STEWART AVE 4TH FLOOR LAS VEGAS NV	13927805001
CITY OF LAS VEGAS	400 E STEWART LAS VEGAS NV	13927803006
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13927805005
CITY OF LAS VEGAS	400 E STEWART LAS VEGAS NV	13927803004
CITY OF LAS VEGAS	400 E STEWART AVE 4TH FLR LAS VEGAS NV	13927805004
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13927708014
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13926301005
CITY OF LAS VEGAS	900 N LAS VEGAS BLVD LAS VEGAS NV	13926301006
CITY OF LAS VEGAS	833 LAS VEGAS BLVD N LAS VEGAS NV	13927708013
CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS NV	13926301005
CITY OF LAS VEGAS	900 N LAS VEGAS BLVD LAS VEGAS NV	13926301006
CIVIC CENTER PLAZA L L C	%EQUITY GROUP 8367 W FLAMINGO #201 LAS VEGAS NV	13927812005
CLARK ED & ELIZABETH	514 N 7TH ST LAS VEGAS NV	13934512046
CLOUDBREAK LAS VEGAS L L C	414 S MARENGO AVE PASADENA CA	13927805003
CLOUDBREAK LAS VEGAS L L C	414 S MARENGO AVE PASADENA CA	13927812017
COBLENTZ ALEXANDER & T LIV TR	%T COBLENTZ %S & A FELD 3207 BEL AIR DR LAS VEGAS NV	13927812007
COBLENTZ ALEXANDER & T LIV TR	%T COBLENTZ %S & A FELD 3207 BEL AIR DR LAS VEGAS NV	13927812008
CORRAL ELVIA	631 N 10TH ST #B LAS VEGAS NV	13926410028
CORRAL HUGO	6719 AZURE CLOUDS AVE LAS VEGAS NV	13926410025
COUNTY OF CLARK(LV CONV AUTH)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13927709001
COUNTY OF CLARK(LV CONV AUTH)	500 S GRAND CENTRAL PKWY LAS VEGAS NV	13926301004
COXSEY ROBERT KARL	3650 GINA PL LAS VEGAS NV	13926410102

Report of All Selected Parcels**Case Number:** VAR-40799**Printed On:** Wed: January 26, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
CROWE DEBORAH	608 ENCANTO DR LAS VEGAS NV	13927812018
CULP ROGER GEORGE TRUST	1409 FAY BLVD LAS VEGAS NV	13926410053
DANTAM PENG S	458 DRIFT STONE AVE LAS VEGAS NV	13926410058
DEBERUMEN FERMINA CORNEJO	627 BELL DR LAS VEGAS NV	13927811007
DEBERUMEN FERMINA CORNEJO	618 BELL DR LAS VEGAS NV	13927811054
DELAMORA ARTURO	612 N 9TH ST LAS VEGAS NV	13926410017
DELEON GUSTAVO	1020 OAKLEY BLVD LAS VEGAS NV	13926410016
DENIS MOISES & SUSAN	3204 OSAGE AVE LAS VEGAS NV	13926410047
DESERT LAND HOLDINGS COPR	9550 S EASTERN AVE #253 LAS VEGAS NV	13927812036
EAST HOUSE UNLIMITED L L C	5446 PINE RANCH CT LAS VEGAS NV	13927812021
EBIYA ANOTONIO P & EMPERATRIZ L	726 N 9TH ST LAS VEGAS NV	13926410004
EBIYA ANTONIO P & EMPERATRIZ L	728 N 9TH ST LAS VEGAS NV	13926410003
EBIYA FRANCIS ROD P & JULIETA A	710 N 9TH ST LAS VEGAS NV	13926410008
EBIYA FRANKIE L	721 N 9TH ST LAS VEGAS NV	13927812035
EBIYA NELSON P & NELSON PEREZ	2231 ALLEGIANCE DR NO LAS VEGAS NV	13927812027
EBIYA NOVERT L	728 N 9TH ST LAS VEGAS NV	13926410005
EL CASA I L L C	9436 W LAKE MEAD BLVD #15 LAS VEGAS NV	13926410056
ENCANTO DRIVE TRUST	900 S LAS VEGAS BLVD #810 LAS VEGAS NV	13927812019
ERICKSTEN MARIA	5875 S LAMB BLVD LAS VEGAS NV	13926410052
ERICKSTEN MARIA D	5875 S LAMB BLVD LAS VEGAS NV	13926410026
FEDERAL HOME LOAN MORTGAGE CORP	3476 STATEVIEW BLVD FORT MILL SC	13927811031
FLORES JESUS	15707 MADRIS AVE NORWALK CA	13926410029
FRANKLIN STEVEN	624 N 4TH ST LAS VEGAS NV	13927811029
FREEMAL THOMAS F & LINDA M	5905 BLUSH AVE LAS VEGAS NV	13926410018
FREMONT WEST SHOPPING CENTER	%BECKER ENTPRS 50 S JONES LAS VEGAS NV	13926410051
GALLEGO CAMILLE	711 BELL DR LAS VEGAS NV	13927811014
GAMBOA ARTURO M & GUADALUPE L	9265 S DECATUR BLVD LAS VEGAS NV	13926410044
GAMBOA ARTURO M & GUADALUPE L	9265 S DECATUR BLVD LAS VEGAS NV	13926410043
GARCIA JOSE THOMAS GUTIERREZ	728 N 11TH ST LAS VEGAS NV	13926410077
GILL RAFFORD R & DARVINE	725 N 10TH ST LAS VEGAS NV	13926410036
GOMEZ RAFAEL LOPEZ	742 BILTMORE DR LAS VEGAS NV	13927712014
GONZALEZ APOLINAR & NORMA A	800 BILTMORE DR LAS VEGAS NV	13927712011

Report of All Selected Parcels**Case Number:** VAR-40799**Printed On:** Wed: January 26, 2011

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GONZALEZ REFUGIO	615 E WILSON AVE LAS VEGAS NV	13927812028
GONZALEZ REFUGIO & 8LANCA	615 E WILSON AVE LAS VEGAS NV	13926410024
GROUND UP INVESTMENTS L L C	7023 VIA CANDREJO CARLSBAD CA	13926410012
GRUIDL BERNARD	P O BOX 21119 WICKENBURG AZ	13927812022
GUERRERO IMELDA DEL CARMEN	606 TIFFANY LN LAS VEGAS NV	13927811035
GUKESSIAN ANGELA	1348 SONORA AVE GLENDALE CA	13926410055
GUTIERREZ JOSE E	1000 W JEWELL AVE SALT LAKE CITY UT	13926410072
GUTIERREZ JOSE E & ELVA	1000 W JEWELL AVE SALT LAKE CITY UT	13926410076
HARMON JEFFREY E & RHONDA FAM TR	3668 HILLARY ELAN CT LAS VEGAS NV	13927811021
HICKS HARRIETT T & RICHARD C	816 BILTMORE DR LAS VEGAS NV	13927711014
HIDDEN HAROLD E & MARY L	621 BELL DR LAS VEGAS NV	13927811006
HOOPER INDUST LTD	2954 SUN LAKE OR LAS VEGAS NV	13934512042
HOPELESS IN L V L L C	%L THOMPSON P O BOX 28399 LAS VEGAS NV	13927811043
HOPELESS IN L V L L C	%L THOMPSON P O BOX 28399 LAS VEGAS NV	13927811036
HOPELESS IN L V L L C	%L THOMPSON P O BOX 28399 LAS VEGAS NV	13927811041
HOPELESS IN L V L L C	%L THOMPSON P O BOX 28399 LAS VEGAS NV	13927811042
HOPELESS IN LAS VEGAS L L C	%L THOMPSON P O BOX 28399 LAS VEGAS NV	13927811040
JIMENEZ JAIME R	738 ENCANTO DR LAS VEGAS NV	13927812032
KAPETAN GARY & LINDA	5330 E CHARLESTON BLVD LAS VEGAS NV	13927811051
KAWAMURA TED & LUELLA N	2652 S KING ST HONOLULU HI	13926410015
KAWAMURA TED JR & LUELLA N	2652 S KING ST HONOLULU HI	13926410032
KING-SILVERHULT STIG	312 BONANZA WY LAS VEGAS NV	13927811050
KITCHUKOV TODOR	2500 S POWER RD #120 MESA AZ	13927811019
KRIER COURTNEY	131 N 9TH ST LAS VEGAS NV	13927812034
LACA MARILEE	4928 HIGHLAND VIEW LOS ANGELES CA	13927811009
LAMOTHE EDWARD J III & ANA MAE	8408 JUSTINE CT LAS VEGAS NV	13926410070
LARK PROPERTIES L L C	%L WYSS 1122 E LINCOLN AVE #204 ORANGE CA	13926410067
LASKOWSKI OANUTA B	8218 WILDFIRE ST LAS VEGAS NV	13926410011
LASKOWSKI MIECZYSLAW & DANUTA B	8218 WILDFIRE ST LAS VEGAS NV	13926410013
LEYVA RAFAEL	628 N 10TH ST LAS VEGAS NV	13926410054
LITVAK OAVID M	2005 PINTO LN LAS VEGAS NV	13934512040
LODGE AMERICAN LEGION POST #8	733 VETERANS MEMORIAL DR LAS VEGAS NV	13927708007

Report of All Selected Parcels**Case Number:** VAR-40799**Printed On:** Wed: January 26, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
LODGE ELKS PAST RULERS #1468	4100 W CHARLESTON BLVD LAS VEGAS NV	13927804004
LODGE V F W	BOX 659 LAS VEGAS NV	13927812004
LONG MELA LEE	611 E BELL DR LAS VEGAS NV	13927811004
LOPEZ-GOMEZ RAFAEL	742 BILTMORE DR LAS VEGAS NV	13927712013
LOUDEN MARILYN K	1853 HALLWOOD DR LAS VEGAS NV	13927712015
MARALIT THELMA L	716 N 9TH ST LAS VEGAS NV	13926410006
MARTINEZ DORA A	1932 E ST LDUIS AVE LAS VEGAS NV	13926410069
MARTINEZ JUAN J & ANITA V	2110 TUBMAN HOME RD AUGUSTA GA	13926410009
MATEO MARGARITO PINTO	331 S LAUREL ST SANTA ANA CA	13927812029
MCCARTER RICHARD A	622 BELL DR LAS VEGAS NV	13927811053
MEDINA RUBEN & MARIA TERESA	625 N 10TH ST LAS VEGAS NV	13926410027
MEZA-PALACIO FRANCISCO	737 N 11TH ST LAS VEGAS NV	13926410078
MITCHELL GLDRIA D & HARRY A	4101 AUTUMN ST LAS VEGAS NV	13927712012
MORENO ANTONIO	P O BOX 21679 LONG BEACH CA	13927812006
MORENO GERALDO P	724 ENCANTO DR LAS VEGAS NV	13927812030
MORTON JENNIE B FAMILY TRUST	305 BONANZA WY LAS VEGAS NV	13927811044
MOSAVINEJAD MAJID SEYED	8701 KNOLLMIST DR LAS VEGAS NV	13927811005
MUNOZ JUAN R & VIRGINIA P	405 S MCDOWELL AVE LOS ANGELES CA	13927811024
NELSON MIRIAM L TRS	620 LACY LN LAS VEGAS NV	13926410020
NOVOTNY CARL F TRUST	5245 HARRISON DR LAS VEGAS NV	13927811023
OCHOA FELIPE & MARIA C	137 PALMER DEL RIO CT LAS VEGAS NV	13926410074
ORTIZ JESSE A	1204 RALPH CIR LAS VEGAS NV	13926410075
PADILLA FELIPE DE JESUS C	2330 N WALNUT RD LAS VEGAS NV	13926410037
PADILLA JUSTINO	2330 N WALNUT LAS VEGAS NV	13926410038
PERALTA RAMON E	709 N 11TH ST #4 LAS VEGAS NV	13926410071
PEREZ RAMON & MARILU	6419 SHINING SAND AVE LAS VEGAS NV	13926410103
PESLIN EVELYN E & JOHN E	616 N 4TH ST LAS VEGAS NV	13927811022
RENKIEWICZ DOLORESA MARIE	P O BOX 60355 LAS VEGAS NV	13926410057
REYES REFUGIO MEDINA	707 N 9TH ST LAS VEGAS NV	13927812038
RICCIARDELLI RUSSELL N	9393 N KRAFT AVE LAS VEGAS NV	13926410045
RIVERA LETICIA & VIOLETA	609 BELL DR LAS VEGAS NV	13927811003
RIZZO SALVATORE & SHERMAN FAM TR	2570 LINCOLN RD LAS VEGAS NV	13927711015

Report of All Selected Parcels**Case Number:** VAR-40799**Printed On:** Wed: January 26, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
RODRIGUEZ A R & P JT REV TR AGMT	2325 BOULDER L A BELOIT WI	13927811018
RODRIGUEZ ABRAHAM R & P D REV TR	2325 BOULDER LN BELOIT WI	13927811052
RODRIGUEZ DAVID RIMERA	808 BILTMORE DR LAS VEGAS NV	13927711012
RODRIGUEZ ROGELIO	705 BELL DR LAS VEGAS NV	13927811013
RODRIGUEZ-BAHENA SERGIO	704 ENCANTO DR LAS VEGAS NV	13927812020
ROMANO DANIEL A	733 N 10TH ST LAS VEGAS NV	13926410039
ROMANO DANIEL ALLEN	733 N 10TH ST LAS VEGAS NV	13927811038
RUIZ LETISIA	12839 LARWIN RD NORWALK CA	13926410035
RYAN CO L L C	436 S 10 W FARMINGTON UT	13934512041
SALGADO JOSE C & SOCORRO	716 N 10TH ST LAS VEGAS NV	13926410046
SANCHEZ LUZ PRECIADO	708 N 10TH ST LAS VEGAS NV	13926410048
SAR HOUR & SAMPHOUN	6557 FIELDMOUSE AVE LAS VEGAS NV	13926410104
SAVILLE ROBERT S & GUADALUPE Y	159 SAGEMONT CIR PARACHUTE CO	13927811026
SCAGNELLI STELLA K & JIMMY	%S LETOURNEAU 3708 MIGUELS LN LAS VEGAS NV	13927811011
SCHOOL BOARD OF TRUSTEES	2832 E FLAMINGO LAS VEGAS NV	13927708004
SEAL JAMES L	4316 VIA VAQUERO AVE LAS VEGAS NV	13927812026
SEQUEIRA JOSE R JR & MARIA G	P O BOX 43222 LAS VEGAS NV	13934512043
SEVON L L C	4391 FERNBROOK RD LAS VEGAS NV	13927711016
SHEBAH YHIEL	714 LAS VEGAS BLVD N LAS VEGAS NV	13927812001
SHEBAH YHIEL	714 LAS VEGAS BLVD N LAS VEGAS NV	13927811016
SHEBAH YHIEL	714 LAS VEGAS BLVD N LAS VEGAS NV	13927812011
SHEBAH YMIEL	715 BELL DR LAS VEGAS NV	13927811015
SOLORZANO SALVADOR	618 TIFFANY LN LAS VEGAS NV	13927811033
SOTO-SOLORZANO TOMAS	704 N 10TH ST LAS VEGAS NV	13926410049
SOURLA-SEARLES CHRYSOULA A	605 N 4TH ST LAS VEGAS NV	13927811028
SOURLA-SEARLES CHRYSOULA A	605 N 4TH ST LAS VEGAS NV	13927811027
STEINHART RICHARD JAY	1512 JARVIS CT SAN JOSE CA	13926410019
STODDART TERRY B & SONIA O	712 N 9TH ST LAS VEGAS NV	13926410007
STOREHOUSE HOMES LLC SERIES 527	%R WELCH P O BOX 98378 LAS VEGAS NV	13934512074
STUBLER FAMILY TRUST	3756 N TORREY PINES DR LAS VEGAS NV	13926410068
T L C PROPERTIES INC	1863 HELM DR LAS VEGAS NV	13927804003
TAKATA JIM	24212 S ESHELMAN AVE LOMITA CA	13926410100

Report of All Selected Parcels**Case Number:** VAR-40799**Printed On:** Wed: January 26, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
TALAVERA JOSE L & OMAR	6320 NEWBRUNSWICK AVE LAS VEGAS NV	13926410066
TAN WINSTON	6030 ROMAINE ST LOS ANGELES CA	13927812037
VARGAS JORGE RANGEL	3020 GARNET CT LAS VEGAS NV	13926410010
VILLAGRANA JULIO & ESTELA	804 BILTMORE DR LAS VEGAS NV	13927712010
WELTMER JOSH & LLUVIA	24219 SE 43RD CT ISSAQUAH WA	13927812025
WINTHROP TRUST ETAL	3207 BEL AIR DR LAS VEGAS NV	13927812002
WOLF PAC FAMILY TRUST	P O BOX 19425 JEAN NV	13927812033
WOODBIDGE JAMES A	1215 S FORT APACHE #220 LAS VEGAS NV	13927811055
YIMLAMAI BOONCHAI & SOMLEE	2203 W ALMOND AVE ORANGE CA	13927811034
YIMLAMAI BOONCHAI & SOMLEE	2203 W ALMOND AVE ORANGE CA	13927811012
YIMLAMAI BOONCHAI & SOMLEE	2203 W ALMOND AVE ORANGE CA	13927811039
YIMLAMAI DEAN	2203 W ALMOND AVE ORANGE CA	13927811017
ZVULUN SHAFIK	726 ENCANTO DR LAS VEGAS NV	13927812031

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

VAR-40799

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 RONEBUS
*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-40799 - VARIANCE - PUBLIC HEARING - APPLICANT: NEON MUSEUM - OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW AN EIGHT FOOT HIGH SOLID WALL WITH A TWO FOOT WROUGHT IRON TOP WHERE AN EIGHT FOOT HIGH WALL IS THE MAXIMUM HEIGHT ALLOWED on 1.13 acres at 770 North Las Vegas Boulevard (APNs 139-27-805-005 and 139-27-812-045), C-V (Civic) Zone, Ward 5 (Barlow).

PLANNING COMMISSION: **MARCH 8, 2011**

CITY COUNCIL: **APRIL 6, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **FEBRUARY 3, 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 Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

VAR Application

3/6, 1 PC

MLP

Report Date 01/26/2011 07:12 AM

Submitted By

Page 1

A/P # 40799 VARIANCE

Application information

Stages

	Date / Time	By		Date / Time	By
Processed	01/25/2011 15:21	983510	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

VAR-40799 - VARIANCE - PUBLIC HEARING - APPLICANT: NEON MUSEUM - OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW AN EIGHT FOOT HIGH SOLID WALL WITH A TWO FOOT WROUGHT IRON TOP WHERE AN EIGHT FOOT HIGH WALL IS THE MAXIMUM HEIGHT ALLOWED on 1.13 acres at 770 North Las Vegas Boulevard (APNs 139-27-805-005 and 139-27-812-045), C-V (Civic) Zone, Ward 5 (Barlow).

Parent A/P

Project # 40799 Project/Phase Name NEON BONEYARD 8' SOLID 2' SCRE Phase #
Size/Area 1.19 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site information

Parcel 13927812045

Location

Owner/Tenant

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

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

770 N LAS VEGAS BLVD
LAS VEGAS, 89101-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13927805005
13927812045

Report Date 01/26/2011 07:12 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1301148 ☐ Foreign
Effective Expire
Name CITY OF LAS VEGAS
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 OTHER Other REP Contact ID AC1624283 ☐ Foreign
Effective Expire
Name WESTAR ARCHITECTS
Day Phone (702)878-0000 x Eve Phone Organization
Pager PIN # Position
Fax (702)878-8430 Mobile Profession
E-Mail
Address 701 BRIDGER AVENUE, SUITE 400
LAS VEGAS, NEVADA 89101
Seasonal Addr
Valid From To
Comments Pat Klenk 878-0000

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$300.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Successful
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0
Pre-Check Conditions Added:	0
Inspections Added:	0
Reviews Added:	12
DEVCO	
NEIGH P&S	
B&S PLAN	
LAND DEV	
FLOOD	
SEWER	
TRAFFIC	
SURVEY	

Report Date 01/26/2011 07:12 AM

Submitted By

Page 3

Item Description	Item Status
TEFO	
SID	
ROW	
FIRE ENG	
Fees Added:	0
Conditions Added:	0
Periodic Inspection Schedules Added:	0

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	01/25/2011 15:24	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	01/25/2011 15:24	30.00
PROCESSING FEE	P	01/25/2011 15:24	300.00
Total Unpaid		0.00	Total Paid 830.00

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
427732	DEVCO	1	Incomplete	☐	01/26/2011 07:10			
427733	NEIGH P&S	1	Incomplete	☐	01/26/2011 07:10			
427734	B&S PLAN	1	Incomplete	☐	01/26/2011 07:10			
427735	LAND DEV	1	Incomplete	☐	01/26/2011 07:10			
427736	FLOOD	1	Incomplete	☐	01/26/2011 07:10			
427737	SEWER	1	Incomplete	☐	01/26/2011 07:10			
427738	TRAFFIC	1	Incomplete	☐	01/26/2011 07:10			
427739	SURVEY	1	Incomplete	☐	01/26/2011 07:10			
427740	TEFO	1	Incomplete	☐	01/26/2011 07:10			
427741	SID	1	Incomplete	☐	01/26/2011 07:10			
427742	ROW	1	Incomplete	☐	01/26/2011 07:10			
427743	FIRE ENG	1	Incomplete	☐	01/26/2011 07:10			

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAR)

Modified By BSTICKA

Modified Date/Time 01/25/2011 15:17

Comments

No Comments

Report Date 01/26/2011 07:12 AM

Submitted By

Page 4

SUBMITTAL CHECKLIST

Indicate if item is being submitted

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

Y Business Licensing Requirements Met

N Business License Exempt

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

Z-LEGAL				983510	01/25/2011 15:21	
N						

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

There is no planning condition for this project.

VARIANCE

N Parent Project link required?

Y 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 APPROVAL

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
---	--------------------------	-------------------------------	---------------	-----------	----------	-------------

03/08/2011	PC	SCHEDULED		0	0	0
BSTICKA	01/25/2011					

Report Date 01/26/2011 07:12 AM

Submitted By

Page 5

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

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

No children exist for this project

Employee ID	Last	First	MI	Comments
980608	HOWE	MICHAEL	P	

Log Action	Description	Entered By	Start	Stop	Hours
Comments					
PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	01/25/2011 15:24		0.00
	CESAR SOLORZANO, 702.878.0000, CLV TRANSFER MEMO 40521/810205/WU7049, SAM TOLMAN/X6535/CLV				
Z-SUBC	REASON ALL ITEMS NOT SUBMITTED	983510	01/25/2011 15:18		0.00
	Applicant to bring in additional full sized elevation and deed and legal. Ok per Planning Supervisor Gebeke.				



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Neon Museum
Project Address (Location) 770 Las Vegas Boulevard North
Project Name La Concha Rehabilitation Proposed Use Museum
Assessor's Parcel # (s) 139-27-812-045, and 139-27-805-005 Ward # 5
General Plan: existing C-V proposed C-V Zoning: existing C-V proposed C-V
Commercial Square Footage 3,373 Floor Area Ratio .07%
Gross Acres 1.19 Lots/Units lot 12 Density _____
Additional Information _____

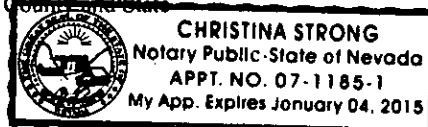
PROPERTY OWNER City of Las Vegas Contact _____
Address 400 E. Stewart Ave Phone: _____ Fax: _____
City Las Vegas State Nevada Zip 89101
E-mail Address _____

APPLICANT Neon Museum Contact _____
Address 400 E. Stewart Ave Phone: (702) 332-7366 Fax: _____
City Las Vegas State Nevada Zip 89101
E-mail Address _____

REPRESENTATIVE WESTAR Architects Contact Pat Klenk
Address 701 Bridger Ave. Suite Phone: (702) 878-0000 Fax: (702) 878-8430
City Las Vegas State Nevada Zip 89101
E-mail Address pklenk@wagnarchitects.com

Property Owner Signature* [Signature]
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
Print Name JORGE CERVANTES
Subscribed and sworn before me Jorge Cervantes
This 25th day of January, 20 11
[Signature]

Notary Public in and for said County and State

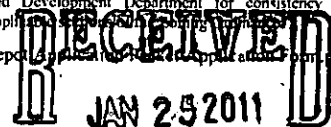


Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-40799</u>
Meeting Date:	<u>3/18/11PC</u>
Total Fee:	<u>\$830.09</u>
Date Received:	<u>1/25/11</u>
Received By:	<u>Ben S.</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 laws, rules, and zoning ordinances.
f:\depo\app\1101\VAR-40799\Application Form.pdf





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-40799** APN: 139-27-812-045 and 139-27-805-005

Name of Property Owner: City of Las Vegas

Name of Applicant: Neon Museum

Name of Representative: WESTAR Architects

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: *Jorge Cervantes*

Print Name: JORGE CERVANTES

Subscribed and sworn before me Jorge Cervantes

This 25th day of January, 2011
Christina Strong
Notary Public in and for said County and State





LAS VEGAS CITY COUNCIL

DONALD B. GOODEMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WILSON
LARRY TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

JORGE CERVANTES
PUBLIC WORKS DIRECTOR

February 8, 2011

Flinn Fagg
Acting Director of Planning and Development
731 So 4th Street
Las Vegas, Nevada 89101

RE: Neon Museum Visitors Center Justification letter for VAR for extended fence height to 10'-1".

Dear Flinn,

We are having a security problem with the existing 8' block wall fence around the Neon Boneyard Park with people getting over the wall and vandalizing the historic neon signs. The existing Neon boneyard Park block wall was approved and installed at 8'. The same problem will exist when the additional 8' block walls are to be added with the Neon Museum Visitors Center project.

We request a variance to add 25 inches wrought iron on top the 8' CMU wall.

Capital Project Management requests planning approval as a reasonable accommodation to the security problem within the entire Neon Boneyard.

Sincerely,

A handwritten signature in black ink, appearing to read "Samuel D. Tolman", is written over a horizontal line.

Samuel D. Tolman AIA

Architectural Project Manager

cc: Westar Architects, Bart Anderson, Steve Gebeke, Erik Singman, Bill Marian, Danielle Kelly, Nancy Deaner

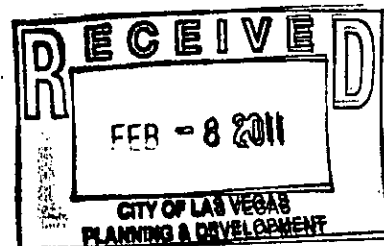
CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
CAPITAL PROJECT MANAGEMENT
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

OFFICE 702.229.6535

FAX 702.384.4846

TTY 702.386.9108

www.lasvegasnevada.gov



GRANT, BARGAIN, SALE DEED

THE SIGNED PARTIES WITNESSETH: That

KENNETH F. JOHANN AND ALICE E. JOHANN,

HUSBAND AND WIFE

in consideration of \$ 10.00

the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and Convey to

CITY OF LAS VEGAS, A MUNICIPAL CORPORATION OF THE STATE OF NEVADA

all that real property situated in the County of CLARK

State of Nevada, bounded and described as follows:

Lot One (1), the North Forty-Nine feet (49') of Lot Two (2), and Lots Twelve (12) through Sixteen (16), inclusive, in Block One (1) of BILTMORE ADDITION ANNEX NO. 3, as shown by map thereof on file in Book 2 of Plates, Page 48, in the office of the County Recorder of Clark County, Nevada.

APN #139-27-812-012;
#139-27-812-013;
#139-27-812-014 &
#139-27-812-015

SUBJECT TO: 1. Taxes for the fiscal year 95-96
2. Rights of way, reservations, restrictions, easements and conditions of record.

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

Witness my hand and seal this 5th day of February, 1996

KENNETH F. JOHANN

ALICE E. JOHANN

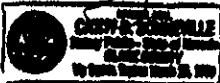
STATE OF NEVADA }
COUNTY OF CLARK } ss.
On this 5th day of February, 1996, personally
appeared before me, a Notary Public,

KENNETH F. JOHANN AND ALICE E.
JOHANN

who acknowledged that they executed the above instrument.

Signature

(Notary Public)



Notarial Seal

ESCROW NO. 9601184-CBS

WHEN RECORDED MAIL TO: City of Las Vegas, a Municipal Corp.,
400 E. Stewart Ave. 10th Floor Las Vegas, Nv. 89101

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
JANET L. MILL OF NEVADA
02-23-96 10:56 AM
OFFICIAL RECORDS
BOOK: 960323 INST: 02210
FEE: 1.00 RPT: 1.4000

E-14

DOWN PRINTING INC. (702) 736-0864

RECORDS 260-00
139-27-812-039 / 139-27-812-040

nc **CORDED**
GRANT, BARGAIN AND SALE DEED

970729.00881
970718.01178

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
William R. Almeida and Judith Almeida Husband and Wife as to an undivided 50%
interest and Lewis Almeida Single man as to an undivided 50% as Tenants in Common
who acquired title as Louis Almeida
hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) to
City of Las Vegas A Municipal Corporation

that property is Clark County, Nevada,
described as:
Lots Three (3) through Six (6) inclusive in Block Four (4) of BILTMORE ADDITION
ANNEX NO. 3, as shown by map thereof on file in Book 2 of Plats, Page 48, in the
Office of the County Recorder of Clark County, Nevada.

This Grant, Bargain and Sale Deed is being re-recorded to correct the grantors
names. Lewis Almeida, who acquired title as Louis Almeida

Dated April 27, 1997

William R. Almeida
William R. Almeida
Lewis Almeida
Lewis Almeida

Judith Almeida
Judith Almeida

STATE OF NEVADA
COUNTY OF CLARK

On May 7, 1997 before me, the
undersigned, a Notary Public in and for said State, personally appeared
William Almeida and
Judith Almeida

personally known to me (or 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.

WITNESS my hand and official seal

Signature Tina Marie Mellon
Name Tina Marie Mellon
(typed or printed)



SPACE BELOW THIS LINE FOR RECORDER'S USE

Title Order No. 97-23-4228

Escrow No. 97-23-4228-KO

WHEN RECORDED MAIL TO

Name Gracie C/O
Street 1830 E. Sahara
City & State L.V., N.V. 89104

FIRST AMERICAN



970729.00001

970918.01178

STATE OF CALIFORNIA

COUNTY OF LOS Angeles

ss.

On May 2, 1997, before me, Debra Ranftl-Branch,
personally appeared Lewis Almeida

_____, personally known to me
(or 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.

WITNESS my hand and official seal.

Signature

Debra Ranftl-Branch



(This area for official notarial seal)

Title of Document _____

Date of Document _____

No. of Pages _____

Other signatures not acknowledged _____

3005 (1/94) (General)

First American Title Insurance Company

RE-RECORDED

CLARK COUNTY NEWBORN
JULIA W. WADSWORTH
RECORDED AT REQUEST OF:

OLD REPUBLIC TITLE COMPANY OF ME

99-15-97 1A123 CDD

BOOK 976518 PAGE 81178

FEE 9.00 MPN: E100003

3

CLARK COUNTY NEWBORN
JULIA W. WADSWORTH
RECORDED AT REQUEST OF:

OLD REPUBLIC TITLE COMPANY OF ME

87-29-97 1A123 CDD

BOOK 976518 PAGE 81178

FEE 9.00 MPN: E100003

3