

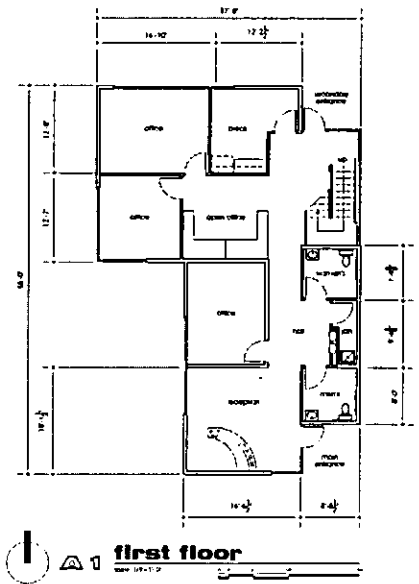
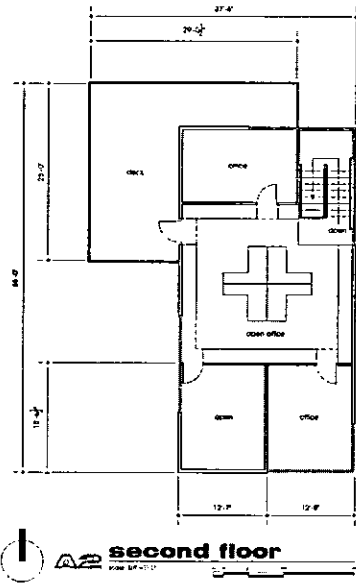
planning

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NO.	DATE	DESCRIPTION

OWNER/CLIENT
**de castroverde
law office**
1701 Maryland Parkway & Francis Avenue
Las Vegas, Nevada

Sheet No.
**first & second
floor plans**
DWG/JW
12.01.06
08026
A1.1
E-200 (Aug 04) 0803AA1-1



floor information

NO.	DESCRIPTION	AREA	PERCENT
1	OFFICE	1,874.6	37
2	RECEPTION	200.0	4
3	CONFERENCE	374.0	7
4	KITCHEN	174.0	3
5	BATH	67.0	1
6	STAIR	120.0	2
7	CL. (CLOSET)	40.0	1
8	STAIR	40.0	1
9	STAIR	40.0	1
10	STAIR	40.0	1
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RECEIVED
FEB 22 2011

EOT-40993



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN

STEVEN D. ROSS
RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

April 7, 2011

Mr. Alex DeCastroverde
O&A Properties, LLC
2212 Plaza Del Puerto
Las Vegas, Nevada 89102

RE: EOT-40993 – EXTENSION OF TIME
CITY COUNCIL MEETING OF APRIL 6, 2011

Dear Mr. DeCastroverde:

The City Council at a regular meeting held April 6, 2011, APPROVED the Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-32447) FOR A PROPOSED 2,672 SQUARE-FOOT, TWO-STORY OFFICE BUILDING WITH WAIVERS TO ALLOW LANDSCAPE BUFFERS OF FIVE FEET ALONG THE NORTH PERIMETER WHERE 15 FEET IS REQUIRED; SEVEN FEET ALONG THE WEST PERIMETER WHERE 15 FEET IS REQUIRED; AND ZERO FEET ALONG THE SOUTH AND EAST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.16 acres at 1141 South Maryland Parkway (APN 162-02-115-134), C-D (Designed Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 7, 2011. This approval is subject to:

Planning

1. This Site Development Plan Review (SDR-32447) shall expire on February 18, 2014 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of the Site Development Plan Review (SDR-32447) and all other site related actions as required by the Department of Planning and Department of Public Works.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lean Coleman".

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. David Ellertsen
JAWA Studio
101 East Charleston Boulevard, Suite #150
Las Vegas, Nevada 89104

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



March 23, 2011

Mr. Alex DeCastroverde
O&A Properties, LLC
2212 Plaza Del Puerto
Las Vegas, Nevada 89102

**RE: EOT-40993 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN
REVIEW
CITY COUNCIL MEETING OF APRIL 6, 2011**

Dear Mr. DeCastroverde:

Please be advised the City Council at its regular meeting on **April 6, 2011** as referred to above, will consider your request. This meeting will be held at 1:00 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 **Thursday, March 31, 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 City Council requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'Flinn Fagg'.

Flinn Fagg, AICP
Acting Director
Department of Planning

FF:clb

cc: Mr. David Ellertsen
JAWA Studio
101 East Charleston Boulevard, Suite #150
Las Vegas, Nevada 89104

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

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov



CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

EOT-40993 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER:
O&A PROPERTIES, LLC - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-32447) FOR A PROPOSED 2,672 SQUARE-FOOT, TWO-STORY OFFICE BUILDING WITH WAIVERS TO ALLOW LANDSCAPE BUFFERS OF FIVE FEET ALONG THE NORTH PERIMETER WHERE 15 FEET IS REQUIRED; SEVEN FEET ALONG THE WEST PERIMETER WHERE 15 FEET IS REQUIRED; AND ZERO FEET ALONG THE SOUTH AND EAST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.16 acres at 1141 South Maryland Parkway (APN 162-02-115-134), C-D (Designed Commercial) Zone, Ward 3 (Reese).

CITY COUNCIL: **APRIL 6, 2011**

CASE PLANNER: **DEBBIE SULLIVAN**



CONSENT

Comments Due: **MARCH 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:

Report Date 02/22/2011 11:57 AM

Submitted By

Page 1

A/P # 40993 EXTENSION OF TIME

Application Information

Stages

	<u>Date / Time</u>	<u>By</u>		<u>Date / Time</u>	<u>By</u>
<u>Processed</u>	02/22/2011 07:14	984224	<u>Temp COO</u>		
<u>Approved</u>			<u>COO Issued</u>		
<u>Final</u>			<u>Expires</u>		

Associated Information

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

Valuation

Description of Work

EOT-40993 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: O&A PROPERTIES, LLC - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-32447) FOR A PROPOSED 2,672 SQUARE-FOOT, TWO-STORY OFFICE BUILDING WITH WAIVERS TO ALLOW LANDSCAPE BUFFERS OF FIVE FEET ALONG THE NORTH PERIMETER WHERE 15 FEET IS REQUIRED; SEVEN FEET ALONG THE WEST PERIMETER WHERE 15 FEET IS REQUIRED; AND ZERO FEET ALONG THE SOUTH AND EAST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.16 acres at 1141 South Maryland Parkway (APN 162-02-115-134), C-D (Designed Commercial) Zone, Ward 3 (Reese).

Parent A/P # 32447

Project # 40993 Project/Phase Name DE CASTROVERDE LAW OFFICE Phase #
Size/Area 0.18 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16202115134

Location

Owner/Tenant

Contact ID AC1873218 Name O & A PROPERTIES, LLC
Mailing Address 2212 PLAZA DEL PUERTO Organization
City LAS VEGAS State/Province NV
ZIP/PC 89102 Country Foreign
Day Phone (702)383-0606 x Evening Phone
Fax Mobile #

A/P/Linked Addresses

No Addresses are linked to this Application

Linked Addresses

1141 S MARYLAND PKWY 110
LAS VEGAS, 89104-

1141 S MARYLAND PKWY
LAS VEGAS, 89104-

1141 S MARYLAND PKWY 170
LAS VEGAS, 89104-

1141 S MARYLAND PKWY 150
LAS VEGAS, 89104-

Report Date 02/22/2011 11:57 AM

Submitted By

Page 2

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16202115134

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1873218 Foreign
Effective Expire
Name O & A PROPERTIES, LLC
Day Phone (702)383-0606 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 2212 PLAZA DEL PUERTO
LAS VEGAS, NV 89102
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiratation Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary Y Capacity APPL Contact ID AC1013365 Foreign
Effective Expire
Name O & A PROPERTIES L L C
Day Phone (702)383-0606 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 2212 PLAZA DEL PUERTO
LAS VEGAS, NV 89102
Seasonal Addr

Valid From To
Comments No Comments

Report Date 02/22/2011 11:57 AM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
 Expiration Date

CONTACT REQUIREMENTS

License# Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

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.

EXTENSION OF TIME

Y Will this go to the City Council?

Hearing Type

Y Will this go DIRECTLY to City Council?

Public, Non-Public or Admin? NON-PUBLIC

Parent Application Type SDR

Parent Project # 32447

Staff Recommendation

Entitlement Exercised?

Meeting Information

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

04/06/2011	CC	SCHEDULED	0	0	0
GKAPOVICH	02/22/2011				

Report Date

02/22/2011 11:57 AM

Submitted By

Page 4

Meeting Grid	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
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No children exist for this project

Employee	Last	First	Mi	Comments
Employee Id				
984478	SULLIVAN	DEBORAH	J	Planning x6895

Log	Description	Entered By	Start	Stop	Hours
Action					
Comments					

No Log Entries

PLANNING & DEVELOPMENT DEPARTMENT

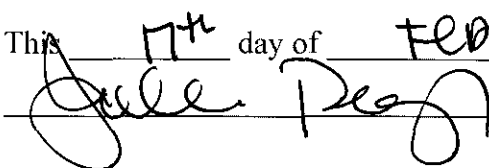
APPLICATION / PETITION FORM

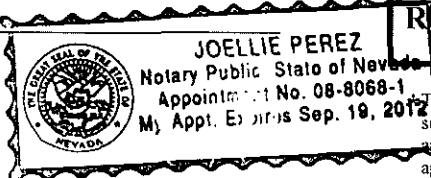
Application/Petition For: EXTENSION OF TIME
 Project Address (Location) 1141 S. MARYLAND PKWY.
 Project Name DE CASTROVERDE LAWN OFFICE Proposed Use _____
 Assessor's Parcel #(s) 162.02.115.134 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER O/A PROPERTIES, LLC Contact ALEX DE CASTROVERDE
 Address 2212 PLAZA DEL MUERTO Phone: 383.0606 Fax: _____
 City LAS VEGAS State NV Zip 89102
 E-mail Address _____

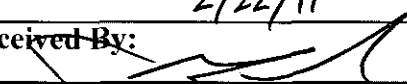
APPLICANT SAME AS ABOVE Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

REPRESENTATIVE JAWA STUDIO Contact DAVID ELLERTSEN
 Address 107 E. CHARLESTON BLVD. STE 150 Phone: 595.1723 Fax: 595.1724
 City LAS VEGAS State NV Zip 89104
 E-mail Address DAVID@JAWASTUDIO.COM

Property Owner Signature* _____
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name CRISTO DE CASTROVERDE
 Subscribed and sworn before me
 This 17th day of FEB., 2011

 Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>EOT-40993</u>
Meeting Date:	<u>4/6/11 CC</u>
Total Fee:	<u>1500 300</u>
Date Received:*	<u>2/22/11</u>
Received By:	

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: **EOT-40993** APN: 162-02-115-13A

Name of Property Owner: OF A PROPERTIES, LLC

Name of Applicant: SAME AS ABOVE

Name of Representative: DAVID ELLENBEN, JAWA STUDIO

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

Yes

No

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

City Official: _____

Partner(s): _____

APN: _____

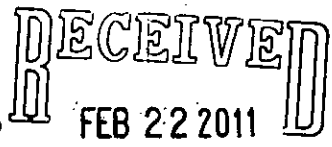
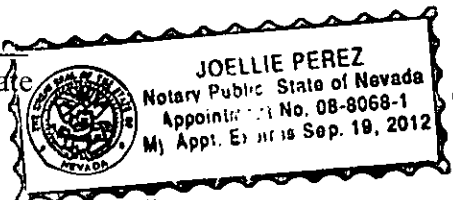
Signature of Property Owner: _____

Print Name: David Ellenben

Subscribed and sworn before me

This 18 day of FEB., 20 11

Joelle Perez
Notary Public in and for said County and State





architecture • interior design

107 e. charleston ste. 150 las vegas nv 89104
702.598.1723 fax 702.598.1724

02.16.11
planning & development
development services center
city of las vegas

re: site development review (sdr-32447)
de castroverde law
las vegas, nv
apn: 162.02.115.134

this submittal is to request an extension of time for the approved site development plan review for a two story office building at the above referenced site. we are requesting this extension in light of the current economic environment. its affect on our client's ability to secure financing for this project is the main reason for not pursuing the development at this time. our client is determined to resume the construction of the new office building once the economic health of this area rebounds. their unwillingness to abandon this project is a clear indication of their dedication to the huntridge neighborhood and to the city of las vegas. if approved, this project will greatly contribute to the viability of their business and the surrounding properties for years to come.

the proposed use complies with applicable provisions of the development code and the general plan; is compatible with adjacent uses in terms of scale, site design and operating characteristics; and will not cause substantial diminution of the value of other properties in the area it is located. public safety, transportation and utility facilities/services will be available to the subject property having no effect on the availability of the same services to existing adjacent development.

please call if you have any questions or need additional information

thank you,

j. david ellertsen

RECEIVED
FEB 22 2011

EOT-40993



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

DAVID W. STEINMAN
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER



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

VOICE 702.229.6011

TTY 702.388.9108

www.lasvegasnevada.gov

February 20, 2009

Mr. Alex Castoverde
O&A Properties
2212 Plaza Del Puerto
Las Vegas, Nevada 89102

RE: SDR-32447 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 18, 2009
RELATED TO VAR-32448

Dear Mr. Castoverde:

The City Council at a regular meeting held February 18, 2009 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 2,672 SQUARE-FOOT, TWO STORY OFFICE BUILDING WITH WAIVERS TO ALLOW LANDSCAPE BUFFERS OF FIVE FEET ALONG THE NORTH PERIMETER WHERE 15 FEET IS REQUIRED; SEVEN FEET ALONG THE WEST PERIMETER WHERE 15 FEET IS REQUIRED; AND ZERO FEET ALONG THE SOUTH AND EAST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.16 acres at 1141 South Maryland Parkway (APN 162-02-115-134), C-D (Designed Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 19, 2009. This approval is subject to:

Planning & Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-32448) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan, date stamped 12/29/08, and building elevations, date stamped 12/04/08, except as amended by conditions herein.
4. A Waiver from Title 19.12.040 is hereby approved, to allow landscape buffers of five feet along the north perimeter where 15 feet is required; seven feet along the west perimeter where 15 feet is required; and zero feet along the south and east perimeters where eight feet is required.
5. An Exception from Title 19.10.010 is hereby approved, to allow zero parking lot trees/islands where two are required.

6. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to depict a maximum of two compact parking spaces of the nine spaces required, in compliance with the minimum requirements of Title 19.10.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: an additional shrub of a minimum 5-gallon size shall be added to the required landscape area to meet the minimum requirements of Title 19.12.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
10. Any trash enclosure provided on-site shall comply with the minimum requirements of Title 19.08.
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
13. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded subject to approval by the Planning and Development Department. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.


Mr. Alex Castoverde
SDR-32447 – Page Three
February 20, 2009

15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
18. Landscape and maintain all unimproved rights-of-way on Francis Avenue and Maryland Parkway adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. Submit an Encroachment Agreement for all landscaping, if any, located in the Francis Avenue and Maryland Parkway public rights-of-way adjacent to this site prior to occupancy of this site.
20. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

Sincerely,


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

cc: Mr. David Ellertsen
JAWA Studio
103 East Charleston Boulevard
Las Vegas, Nevada 89104

EOT-40993



January 23, 2009

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

DAVID W. STEINMAN

(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Alex Castoverde
O&A Properties
2212 Plaza Del Puerto
Las Vegas, Nevada 89102

RE: SDR-32447 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Castoverde:

Your request for a Site Development Plan Review FOR A PROPOSED 2,672 SQUARE-FOOT, TWO STORY OFFICE BUILDING WITH WAIVERS TO ALLOW LANDSCAPE BUFFERS OF FIVE FEET ALONG THE NORTH PERIMETER WHERE 15 FEET IS REQUIRED; SEVEN FEET ALONG THE WEST PERIMETER WHERE 15 FEET IS REQUIRED; AND ZERO FEET ALONG THE SOUTH AND EAST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.16 acres at 1141 South Maryland Parkway (APN 162-02-115-134), C-D (Designed Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on January 22, 2009.

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-32448) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan, date stamped 12/29/08, and building elevations, date stamped 12/04/08, except as amended by conditions herein.
4. A Waiver from Title 19.12.040 is hereby approved, to allow landscape buffers of five feet along the north perimeter where 15 feet is required; seven feet along the west perimeter where 15 feet is required; and zero feet along the south and east perimeters where eight feet is required

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

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Printed with environmentally friendly soy ink.

5. An Exception from Title 19.10.010 is hereby approved, to allow zero parking lot trees/islands where two are required.
6. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to depict a maximum of two compact parking spaces of the nine spaces required, in compliance with the minimum requirements of Title 19.10.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: an additional shrub of a minimum 5-gallon size shall be added to the required landscape area to meet the minimum requirements of Title 19.12.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
10. Any trash enclosure provided on-site shall comply with the minimum requirements of Title 19.08.
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

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13. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded subject to approval by the Planning and Development Department. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

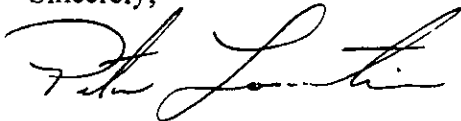
16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
18. Landscape and maintain all unimproved rights-of-way on Francis Avenue and Maryland Parkway adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. Submit an Encroachment Agreement for all landscaping, if any, located in the Francis Avenue and Maryland Parkway public rights-of-way adjacent to this site prior to occupancy of this site.
20. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

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Mr. Alex Castoverde
SDR-32447 - Page Four
January 23, 2009

This item will be considered by the City Council on **February 18, 2009**, 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,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Mr. David Ellertsen
JAWA Studio
103 East Charleston Boulevard
Las Vegas, Nevada 89104

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20081117-0001813

Fee: \$16.00 RPTT: \$1,530.00

N/C Fee: \$25.00

11/17/2008 11:03:19

T20080280496

Requestor:

LANDAMERICA COMMERCIAL SERVI

Debbie Conway ARO

Clark County Recorder Pgs: 4

APN: 162-02-115-134
ESCROW No. 08501795

MAIL TAX STATEMENT TO
AND WHEN RECORDED
RETURN TO:

O & A Properties, LLC
1141 South Maryland Pkwy,
Las Vegas, NV

GRANT, BARGAIN, SALE DEED

R.P.T.T. \$1,530.00

ASSISTANT CLERK

THIS INDENTURE WITNESSETH: That, **Galicano Macatangay**, a single man, FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **O & A Properties, LLC**, a Nevada limited liability company, all that real property situate in the County of Clark, State of Nevada, bounded and described as follows:

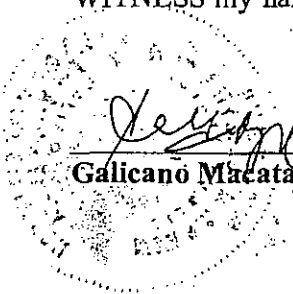
See Exhibit "A"

SUBJECT TO:

1. Taxes for the fiscal year 2008-2009
2. Rights of way, reservations, restrictions, easements and conditions of record.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my hand this 6th day of November, 2008



Galicano Macatangay

Galicano Macatangay

SEE ATTACHED CERTIFICATE

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CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Los Angeles

On 11-6-2008 before me, Paul Kim Shin, Notary Public
(Here insert name and title of the officer)

personally appeared Galicano Macatangay

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



[Signature]
Signature of Notary Public

(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

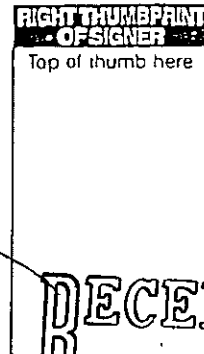
Title or Type of Document: Grant, Bargain, Sale deed (Embossed)
Document Date: 11-6-2008 Number of Pages: 1 (1 of 3)
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



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Exhibit " A "

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

Lot One (1) in Block Eight (8) of Huntridge Subdivision Tract No. 3 as shown by map thereof on file in Book 2 of Plats, at Page 54, in the Office of the Country Recorder of Clark County, Nevada.

APN: 162-02-115-134

(End of Exhibit "A")

ASSESSOR'S COPY

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STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s):

- a) 162-02-115-134
- b) _____
- c) _____
- d) _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument#	_____
Book: _____	Page: _____
Date of Recording: _____	_____
Notes: _____	_____

2. Type of Property:

- | | |
|--|--|
| a) <input type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Family Residence |
| c) <input type="checkbox"/> Condo/Townhouse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apartment Building | f) <input checked="" type="checkbox"/> Commercial/Industrial |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other | |

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)	\$ _____
Transfer Tax Value:	\$ _____
Real Property Transfer Tax Due:	<u>\$300,000.00</u>
	<u>\$1,530.00</u>

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: 100%

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

***the parties agree**

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

Signature [Signature] Capacity SELLER

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)	(REQUIRED)
Print Name: <u>Galicano Macatangay</u>	Print Name: <u>O & A Properties, LLC</u>
Address: <u>1819 1/2 Brookmont Ave</u>	Address: <u>1141 South Maryland Parkway</u>
City: <u>Las Vegas 374MMR</u>	City: <u>Las Vegas</u>
State: <u>NV CA</u>	State: <u>NV</u>
Zip: <u>91347</u>	Zip: _____

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Lawyers Title Insurance Corporation
10801 West Charleston Boulevard Suite 690
Las Vegas, Nevada 89135
Escrow No. 08501795 Escrow Officer: PB

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

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