

PLAN APPROVAL

DATE

BY

REVISIONS

PLAN LEGEND APPROVAL

DATE

BY

EXISTING PARKING LOT

SIDEWALK

EXISTING LANDSCAPE

NEW PARKING LOT

NR. ROCK
BED BLASTER

SIDEWALK

SCALLOP EDGING

CUT EXISTING ASPHALT

MOVE BACK PARKING SPACES

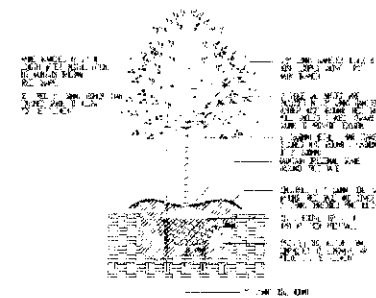
REMOVE OLD PARKING AND
PARKING SPACES BY OTHERS

MOVE BACK PARKING SPACES

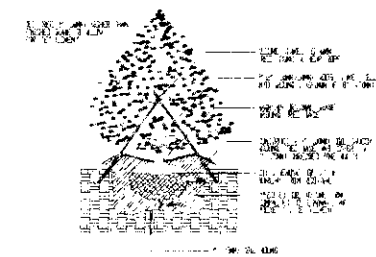
CUT EXISTING ASPHALT

SCALLOP EDGING

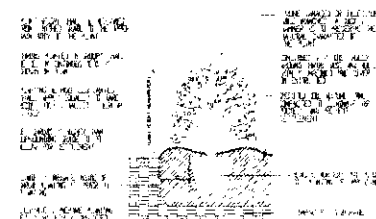
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JUN 15 2011



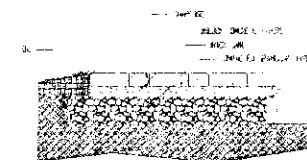
EXISTING TREE PLANTING DETAIL
NEW TREE PLANTING DETAIL



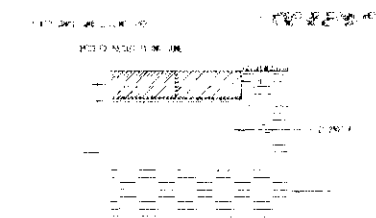
EXISTING TREE PLANTING DETAIL
NEW TREE PLANTING DETAIL



EXISTING TREE PLANTING DETAIL
NEW TREE PLANTING DETAIL



EXISTING TREE PLANTING DETAIL
NEW TREE PLANTING DETAIL



EXISTING TREE PLANTING DETAIL
NEW TREE PLANTING DETAIL

PLANT LEGEND

PLANT NAME QUANTITY SPECIES

1	QUERCUS V. ALBA	3	14
2	QUERCUS V. ALBA	3	14
3	QUERCUS V. ALBA	3	14
4	QUERCUS V. ALBA	3	14
5	QUERCUS V. ALBA	3	14
6	QUERCUS V. ALBA	3	14
7	QUERCUS V. ALBA	3	14
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49	QUERCUS V. ALBA	3	14
50	QUERCUS V. ALBA	3	14

2000 Lincoln Avenue
Beverly Hills, CA 90210

NEW



ANDERSON LANDSCAPE ARCHITECTS
1111 WEST OWENS AVE
BEVERLY HILLS, CA 90210
(310) 274-1111
www.andersonlandscape.com

ANDERSON LANDSCAPE

BOLDERS

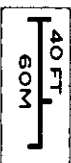
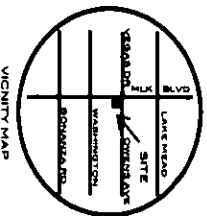
FLAGSTONE

ROCK WALL & CAPS

DRY RIVER BED

BEDDING

SDR-40998
06/15/11 CC

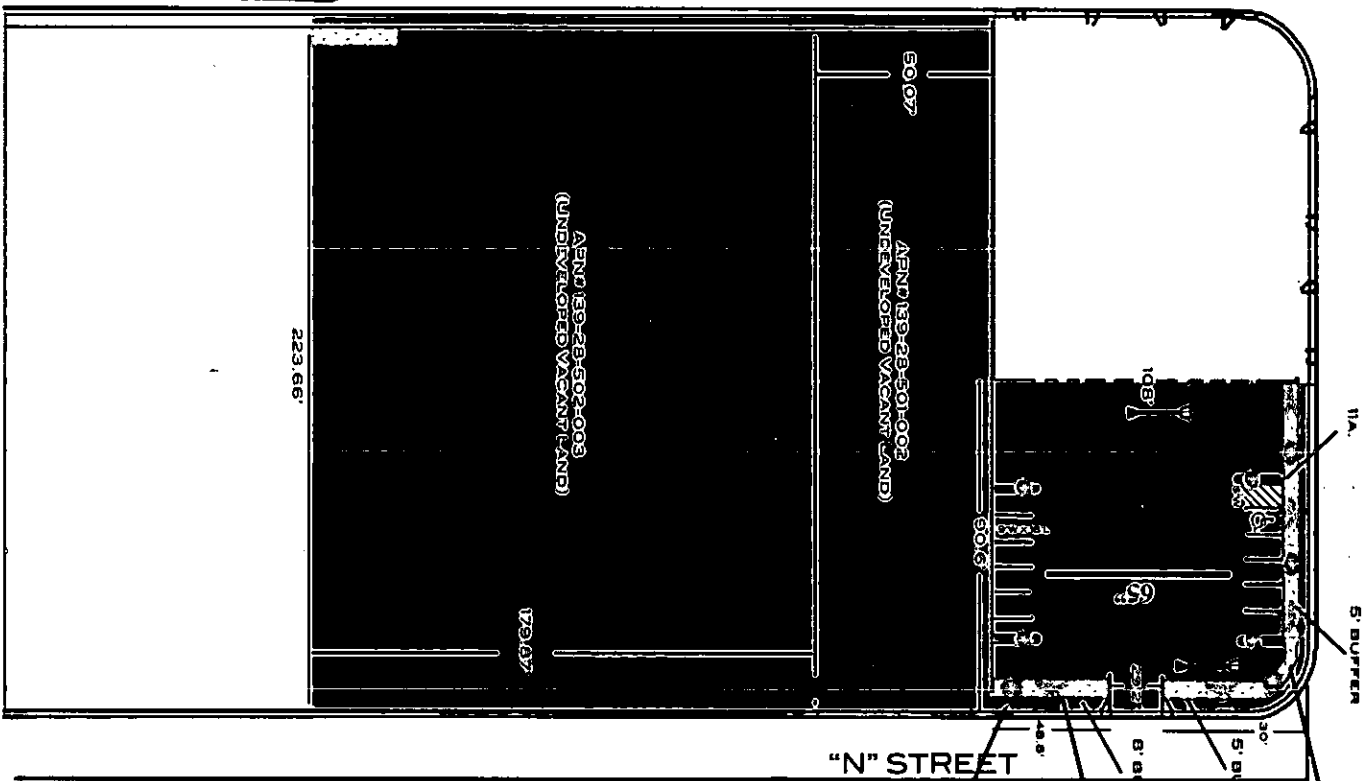


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MARTIN LUTHER KING BLVD.

OWENS AVENUE

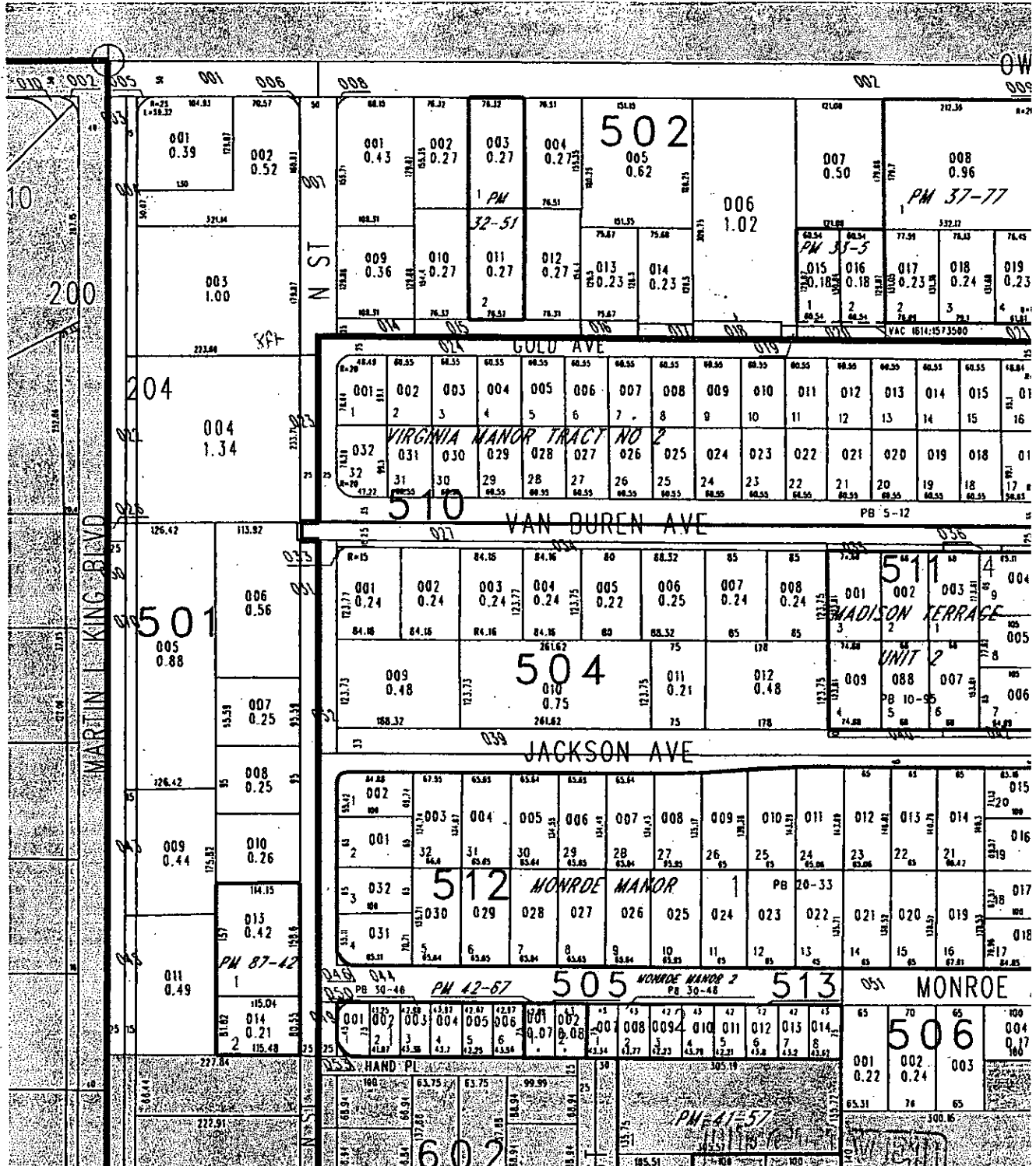


PAT'S CHINESE FOOD & MINI-MART

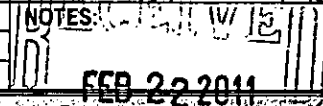
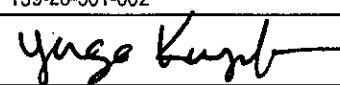
Owner/Applicant: Wai Chun Ginn
 Site Location: 1451 West Owens Ave., Las Vegas, NV 89106
 Application Type: Site Development Plan Review / Rezoning
 Application Purpose: Parking Lot/ Undeveloped Land / Rezone from R-E to C-2
 APN: 139-28-501-002 & 003

ZON-40999
SDR-40998
REVISED

NOTES	This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.	MAP LEGEND	AVERAGE QA VALUE 35	ASSESSOR'S PAR M. W. Sch
				_____ PARCEL BOUNDARY _____ SUBD BOUNDARY _____ ROAD EASEMENT _____ PM/LD BOUNDARY _____ NON-PARCEL LOT LINE _____ MATCH LINE / LEADER LINE _____ ROAD ID NUMBER
	USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL			



FEB 22 2011

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST			
Item Required:					
YES	NO				
APPLICATION PACKET					
☒	☐	Application signed and notarized by all property owners or authorized agent(s)			NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To . . ." --> "Apply for -> Planning Applications")
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	Original meeting notes and checklist(s) signed by planner			
☒	☐	Correct fee(s): \$ 500.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 1030.00 Total			
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance (PRS)			
☒	☐	Color & Materials Board per Site Development Plan Review Submittal Requirements			
☒	☐	Copy of Business Licenses: (Owner: ☒ Applicant: ☒ Representative: ☐)			
ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)					
SITE PLAN					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 6
☒	☐	North arrow, scale, and vicinity map			Colored, Rolled Plans: 1
☒	☐	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 B/W): 1
☒	☐	All building setbacks labeled			NOTES:
☒	☐	All adjacent existing land uses and street names labeled			
☒	☐	All points of ingress and egress shown			
☒	☐	ADA accessibility requirements shown/labeled			
☒	☐	Parking standard(s) utilized:			
☒	☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total			
☒	☐	All free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 1
☒	☐	North arrow, scale, and vicinity map			Colored, Rolled Plans: 1
☒	☐	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 B/W): 1
☒	☐	All required perimeter landscape planters shown			NOTES:
☒	☐	All required parking lot fingers/islands shown			
☒	☐	Quantity, size, species/variety of all trees, shrubs, and ground cover			
BUILDING ELEVATIONS					
☐	☒	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 0
☐	☒	Scale and building dimensions labeled			Colored, Rolled Plans: 0
☐	☒	North, south, east, and west elevations of all buildings			Reduced Copy (8-1/2x11 B/W): 0
☐	☒	All building materials and colors noted			NOTES:
☐	☒	8" x 10" photo of original color and material board			
☐	☒	All wall sign locations shown and sizes noted			
FLOOR PLANS					
☐	☒	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 0
☐	☒	Scale and building dimensions labeled			Rolled Plans: 0
☐	☒	All building entrances/exits shown			Reduced Copy (8-1/2x11 B/W): 0
☐	☒	Use of all rooms noted/labeled			NOTES: 
☐	☒	Maximum Occupancy (per I.B.C.)			
☐	☒	Seating Capacity (where applicable)			
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.					
Owner / Applicant:		Wai Chun Ginn		Application Type: Site Development Plan Review	
Representative:		Candie Ginn		Application Purpose: Parking Lot	
APN:		139-28-501-002		Site Location: SWC W. Owens and N Street	
Planner's Signature:				Pre-App. Meeting Date: 8/18/10 <i>Wai Chun Ginn 2/22/11 yk</i>	
Planner:		Yorgo Kagafas, Planner II - 229-6196		Submittal Deadline: 09/07/10 - no later than 2:00 pm	
				Earliest PC / CC Meeting Dates: 10/21/10 PC - 11/17/10 CC - Cycle 8	



July 5, 2011

Ms. Candie Ginn
Wai Chun Ginn
2199 Natalie Avenue
Las Vegas, Nevada 89169

RE: SDR-40998 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JUNE 15, 2011

Dear Ms. Ginn:

The City Council at a regular meeting held June 15, 2011, APPROVED the request for a Site Development Plan Review FOR A PARKING LOT WITH WAIVERS TO ALLOW NO PERIMETER LANDSCAPE BUFFER ALONG THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED AND A FIVE-FOOT PERIMETER LANDSCAPE BUFFER ALONG THE NORTH AND EAST PERIMETERS WHERE FIFTEEN FEET IS REQUIRED on a portion of 0.53 acres at the southwest corner of Owens Avenue and "N" Street (APN 139-28-501-002), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)]. The Notice of Final Action was filed with the Las Vegas City Clerk on June 16, 2011. This approval is subject to:

Added Condition

- A. A revised landscape plan shall be submitted to the Department of Planning for approval. The revised plan shall be to scale and shall depict the site in its entirety. Landscape materials within buffer areas shall comply with the requirements of Title 19.08.

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/09/11, and the revised landscape exhibit, date stamped 6/15/11, except as amended by conditions herein.
3. A Waiver from Title 19.12 is hereby approved, to allow a zero-foot landscape buffer along the west perimeter, a 12-foot wide perimeter landscape buffer along the entire length of the north perimeter and the northern 30-foot portion of the east perimeter, and an eight-foot landscape buffer along a 50-foot portion of the east perimeter located south of the driveway.

LAS VEGAS CITY COUNCIL

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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

Ms. Candie Ginn
Wai Chun Ginn
SDR-40998 – Page Two
June 30, 2011

4. An Exception from Title 19.10 is hereby approved, to allow no parking lot screening.
5. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 03/09/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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 and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

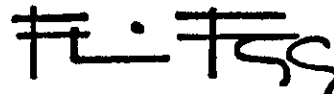
Public Works

9. Remove all substandard sidewalk improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. The existing "pan" style driveway accessing this site from "N" Street may remain.
10. Sign and record a Covenant Running with Land agreement for the future installation of half-street improvements (including sidewalks, streetlighting, and possibly fire hydrants) on "N" Street adjacent to this site prior to occupancy of this site.
11. 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.

Sincerely,



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



Flinn Fagg, Director
Planning Department

City of Las Vegas

June 1, 2011

Department

Planning and Development,

333 N Rancho Drive

Las Vegas, Nevada 89106

To Whom It May Concern,

Case #93029 Locations: 13928501002 & 13928501003

Please accept this correspondence as a request of "Waiver for the width on Landscaping Buffer".

We would also like to a request a width-waiver on the 120.6 feet, the required landscaping buffer, reduce to the width to exciting 12 feet wide landscaping buffer, where 15feet wide is required.

The 90.6 feet length on the north side of the property, the side adjacent to "West Owens Ave", and the 30.0 feet on the east side of the property, that curved around adjacent to "N" Street. We already have an existing 12 feet wide landscaping buffer.

We will also comply with all plants and trees requirements as shown on drawings.

The lot was a vacant undeveloped land, covered by dirt and gravels, and the public was using it as thoroughfare, driveway, and parking lot – which stirred up a lot of dust and pollution. In order to diminish the dust and pollution, we paved the 90.6ft x 108ft and converted it into a paved lot.

On 07/24/2010, City of Las Vegas Code Enforcement cited us for illegal parking lot - land use violation 19.04.010.

We are requesting rezoning Vacant R-E lot to C2 – to reverse the enforcement issue.

Sincerely



Wai Chun Ginn

Pat's Chinese Food & Mini Mart

1451 W Owens Ave, Las Vegas, NV 89106

702 6387287

702 7358027

pwcginn@yahoo.com

RECEIVED

JUN 15 2011

SDR-40998
06/15/11 CC



LAS VEGAS CITY COUNCIL

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STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

May 19, 2011

Ms. Candie Ginn
Wai Chun Ginn
2199 Natalie Avenue
Las Vegas, Nevada 89169

RE: SDR-40998 – SITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-40999
CITY COUNCIL MEETING OF MAY 18, 2011

Dear Ms. Ginn:

The City Council at a regular meeting held May 18, 2011, HELD IN ABEYANCE the request for a Site Development Plan Review FOR A PARKING LOT WITH WAIVERS TO ALLOW NO PERIMETER LANDSCAPE BUFFER ALONG THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED AND A FIVE-FOOT PERIMETER LANDSCAPE BUFFER ALONG THE NORTH AND EAST PERIMETERS WHERE FIFTEEN FEET IS REQUIRED on a portion of 0.53 acres at the southwest corner of Owens Avenue and "N" Street (APN 139-28-501-002), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)].

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the June 15, 2011 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Lean Coleman".

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

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

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LAS VEGAS CITY COUNCIL

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LDS TARKANIAN
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RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

April 13, 2011

Ms. Candie Ginn
Wai Chun Ginn
2199 Natalie Avenue
Las Vegas, Nevada 89169

**RE: SDR-40998 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
ZON-40999
PLANNING COMMISSION MEETING OF APRIL 12, 2011**

Dear Ms. Ginn:

Your request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.44 acres at the southwest corner of Owens Avenue and "N" Street (APNs 139-28-501-002 and 003), Ward 5 (Barlow), was considered by the Planning Commission on April 12, 2011.

The Planning Commission voted to recommend **DENIAL** of your request because it determined that the proposed development would not be compatible with the surrounding development in the area.

This item will be considered by the City Council on **May 18, 2011**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

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

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

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





LAS VEGAS CITY COUNCIL

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STEVEN D. ROSS
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STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

March 30, 2011

Ms. Candie Ginn
Wai Chun Ginn
2199 Natalie Avenue
Las Vegas, Nevada 89169

**RE: SDR-40998 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
ZON-40999
PLANNING COMMISSION MEETING OF APRIL 12, 2011**

Dear Ms. Ginn:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **April 12, 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, April 6, 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

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
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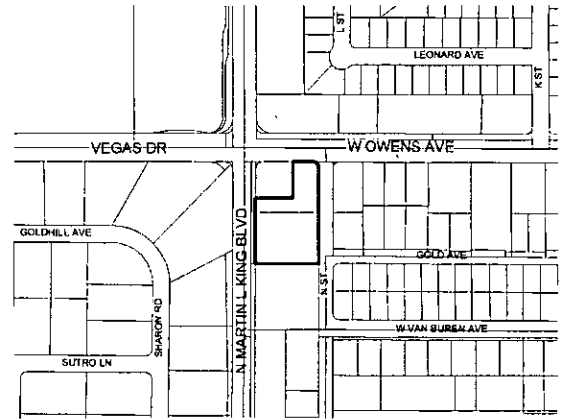
Application Information

ZON-40999 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: WAI CHUN GINN - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.44 acres at the southwest corner of Owens Avenue and "N" Street (APNs 139-28-501-002 and 003), Ward 5 (Barlow).

SDR-40998 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-40999 - PUBLIC HEARING - APPLICANT/OWNER: WAI CHUN GINN - Request for a Site Development Plan Review FOR A PARKING LOT WITH WAIVERS TO ALLOW NO PERIMETER LANDSCAPE BUFFER ALONG THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED AND A FIVE-FOOT PERIMETER LANDSCAPE BUFFER ALONG THE NORTH AND EAST PERIMETERS WHERE FIFTEEN FEET IS REQUIRED on a portion of 0.53 acres at the southwest corner of Owens Avenue and "N" Street (APN 139-28-501-002), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Barlow).

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 Location



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

Public Hearing Information

Meeting: Planning Commission
Date: April 12, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

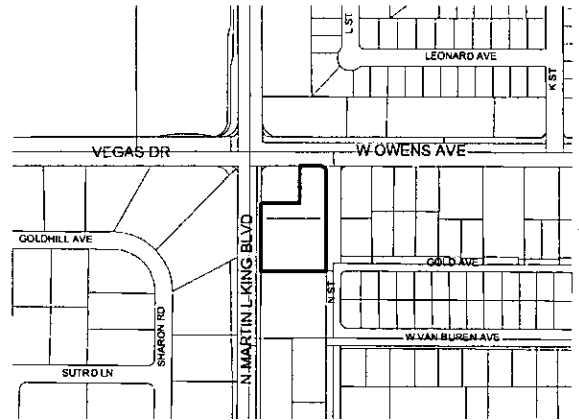
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ZON-40999 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: WAI CHUN GINN - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.44 acres at the southwest corner of Owens Avenue and "N" Street (APNs 139-28-501-002 and 003), Ward 5 (Barlow).

SDR-40998 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-40999 - PUBLIC HEARING - APPLICANT/OWNER: WAI CHUN GINN - Request for a Site Development Plan Review FOR A PARKING LOT WITH WAIVERS TO ALLOW NO PERIMETER LANDSCAPE BUFFER ALONG THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED AND A FIVE-FOOT PERIMETER LANDSCAPE BUFFER ALONG THE NORTH AND EAST PERIMETERS WHERE FIFTEEN FEET IS REQUIRED on a portion of 0.53 acres at the southwest corner of Owens Avenue and "N" Street (APN 139-28-501-002), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Barlow).

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 Location



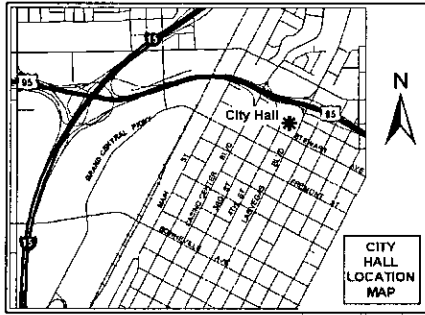
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: April 12, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

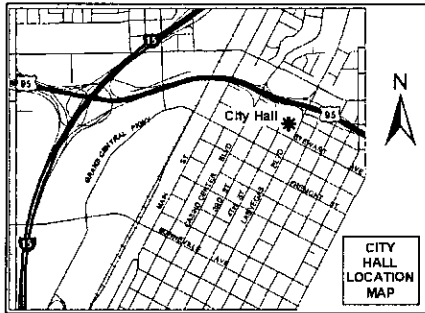
Please use available blank space on card for your comments.

ZON-40999 & SDR-40998

Planning Commission Meeting of 4/12/2011

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



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.

ZON-40999 & SDR-40998

Planning Commission Meeting of 4/12/2011

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; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: March 15, 2011
Re: **SDR-40998** Wai Chun Ginn SWC Owens Ave. & "N" St.
Request for a Site Development Plan Review for a parking lot

CONDITIONS OF APPROVAL:

1. Remove all substandard sidewalk improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. The existing "pan" style driveway accessing this site from "N" Street may remain.
2. Sign and record a Covenant Running with Land agreement for the future installation of half-street improvements (including sidewalks, streetlighting, and possibly fire hydrants) on "N" Street adjacent to this site prior to occupancy of this site.
3. 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.

Development Notification

PC Meeting: 04/12/2011

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:

SDR-40998

Aida Brents Resident Council

Berkley Square NA

Bonanza Park HOA

Bonanza Village NA

Desert Garden HOA

Diamond Point NA

G-704 NA

Harry Levy Gardens Resident Council

Hillcrest at Summit Hills HOA

Marble Manor Annex Resident Council

Rancho Manor NA

Rancho Oakey NA

Sherman Gardens Annex and Villa Capri Resident Council

Vegas Heights NA

Whispering Timbers HOA

WL V-NAA1

WL V-NAA2

WL V-NAA4

WL V-NAA6

WL V-NAA7

City of Las Vegas

Mar 8, 2011

Department

Planning and Development,

333 N Rancho Drive

Las Vegas, Nevada 89106

To Whom It May Concern,

Case #93029 Locations: 13928501002 & 13928501003

Please accept this correspondence as a request of "Waiver for the width on Landscaping Buffer".

We would also like to a request a width-waiver on the 120.6 feet, the required 8 ft. wide landscaping buffer, reduce to the width to exciting 5 feet wide landscaping buffer.

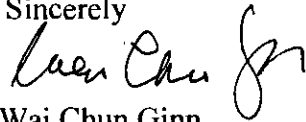
The 90.6 feet length on the north side of the property, the side adjacent to "West Owens Ave", and the 30.0 feet on the east side of the property, that curved around adjacent to "N" Street. We already have an existing 5 feet wide landscaping buffer.

The lot was a vacant undeveloped land, covered by dirt and gravels, and the public was using it as thoroughfare, driveway, and parking lot – which stirred up a lot of dust and pollution. In order to diminish the dust and pollution, we paved the 90.6ft x 108ft and converted it into a paved lot.

On 07/24/2010, City of Las Vegas Code Enforcement cited us for illegal parking lot - land use violation 19.04.010.

We are requesting rezoning Vacant R-E lot to C2 – to reverse the enforcement issue.

Sincerely



Wai Chun Ginn

Pat's Chinese Food & Mini Mart

1451 W Owens Ave, Las Vegas, NV 89106

702 6387287

702 7358027

pweginn@yahoo.com

RECEIVED
MAR 09 2011

**ZON-40999
SDR-40998
REVISED**

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

ZON-40999 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: WAI CHUN GINN - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.44 acres at the southwest corner of Owens Avenue and "N" Street (APNs 139-28-501-002 and 003), Ward 5 (Barlow).

SDR-40998 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-40999 - PUBLIC HEARING - APPLICANT/OWNER: WAI CHUN GINN - Request for a Site Development Plan Review FOR A PARKING LOT on a portion of 0.53 acres at the southwest corner of Owens Avenue and "N" Street (APN 139-28-501-002), Ward 5 (Barlow).

PLANNING COMMISSION: **APRIL 12, 2011**

CITY COUNCIL: **MAY 18, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **MARCH 10, 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:

4K

Report Date 02/22/2011 01:07 PM

Submitted By

Page 1

A/P # 40998 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/22/2011 08:48	983510	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

SDR-40998 - SITE DEVELOPMENT PLAN REVIEW RELATED TO (ZON-40999) - PUBLIC HEARING - APPLICANT/OWNER: WAI CHUN GINN - Request for A SITE DEVELOPMENT PLAN REVIEW on 1.44 acres 130 Feet south of the southeast corner of Martin Luther King Boulevard and Owens Avenue (APN 139-28-501-002 and 139-28-501-003), Ward 5 (Barlow).

Parent A/P #

Project #	40998	Project/Phase Name	Phase #
Size/Area	0.52 ACRE	Size Description	Subdivision Code
Proposed Start		Proposed Stop	% Completed 0.00
% Complete Formula			

Property/Site Information

Parcel 13928501002

Location

Owner/Tenant

Contact ID AC1223512	Name	GINN WAI CHUN	Organization
Mailing Address 2199 NATALIE AVE			State/Province NV
City LAS VEGAS			Country
ZIP/PC 89169-1877			☐ Foreign
Day Phone			Evening Phone
Fax			Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13928501002
13928501003

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

SDR Application

Report Date 02/22/2011 01:07 PM

Submitted By

Page 2

Applicants/Contacts

Primary Y Capacity OWNER Contact ID AC1223512 ☐ Foreign
Effective Expire
Name GINN WAI CHUN
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 2199 NATALIE AVE

LAS VEGAS, NV 89169-1877

Seasonal Addr

Valid From To

Comments No Comments
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

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	02/22/2011 08:53	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	02/22/2011 08:53	30.00
PROCESSING FEE	P	02/22/2011 08:53	500.00
Total Unpaid	0.00	Total Paid	1030.00

Inspections

There are no Inspections for this Report

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

Detail SUBMITTAL CHECKLIST (SDR) Modified By BSTICKA Modified Date/Time 02/22/2011 08:48
Comments
No Comments

Report Date 02/22/2011 01:07 PM

Submitted By

Page 3

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plans (6 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	Y Landscape Plan (1 Folded, 1 Rolled Color)
Y Deed and Legal Description	Y Building Elevations (1 Folded, 1 Rolled Color)
Y Justification Letter	Y Floor Plan (1 Folded, 1 Rolled)
Y Color and Material Board	Y Laser Print Site Plan
N DINA (Not Always Required)	Y Laser Print Floor Plan
Y Statement of Financial Interest	Y Laser Print Elevation

Y Business Licensing Requirements Met

N Business License Exempt

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

Z-LEGAL			983510	02/22/2011 08:48	
N					

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.

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance?

N Parent Project link required?

Y Will this go to the City Council?

Is there a condition of approval for a Required Review?

Hearing Type

If yes, when does it need to be reviewed?

Public, Non-Public, AdminPUBLIC

Staff Recommendation

Entitlement Exercised?

Meeting information

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

04/12/2011	PC	SCHEDULED				
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BSTICKA	02/22/2011					
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0	0	0
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Report Date 02/22/2011 01:07 PM

Submitted By

Page 4

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
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Template Type	AP #	AP Type	Status	Stage
---------------	------	---------	--------	-------

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
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No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
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PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	02/22/2011 08:56		0.00
	WAI CHUN GINN, GINN ENTERPRISES INC CK 4742, 702.638.7287 (PROJ 40998, 40999)				

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site development plan Review
 Project Address (Location) 1451 W. Owens Ave Las Vegas, NV 89106
 Project Name GINN'S VACANT LOTS Proposed Use Parking
 Assessor's Parcel #(s) 13928501002 AND 13928501003 Ward # 5
 General Plan: existing X proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage 59050 Sq Ft Floor Area Ratio _____
 Gross Acres 1.52 Lots/Units _____ Density _____
 Additional Information 72 FT X 107 FT PAVED PARKING LOT, REMAINING ARE
VACANT UNDERLOPE LAND. SE REVITALISATION REDEVELOPMENT WEST LAS VEGAS

PROPERTY OWNER WAI CHUN GINN Contact CANDIE GINN
 Address 2199 NATALIE AVE. Phone: 702 358027 Fax: _____
 City LAS VEGAS State NV Zip 89169
 E-mail Address PWC GINN@YAHOO.COM

APPLICANT WAI CHUN GINN Contact CANDIE GINN
 Address 2199 NATALIE AVE. Phone: 702 358027 Fax: _____
 City LAS VEGAS State NV Zip 89169
 E-mail Address PWC GINN@YAHOO.COM

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

Property Owner Signature* Wai Chun Ginn

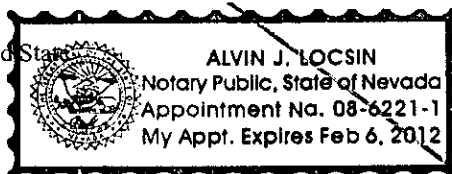
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name WAI CHUN GINN

Subscribed and sworn before me

This 1 day of September, 20 10

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-40998</u>
Meeting Date:	<u>4/12/11</u>
Total Fee:	<u>\$1,030</u>
Date Received:	<u>4/22/11</u>
Received By:	<u>Brian 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 sections of the Zoning Ordinance.

F:\Depot\Application Packet\Application Form.pdf

FEB 22 2011



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-40998** APN: _____

Name of Property Owner: WAI CHUN GINN

Name of Applicant: WAI CHUN GINN

Name of Representative: WAI CHUN GINN

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: _____

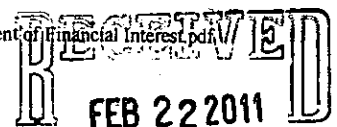
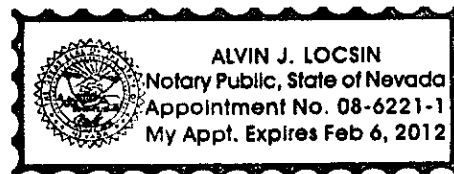
Signature of Property Owner: Wai Chun Ginn

Print Name: Wai Chun Ginn

Subscribed and sworn before me

This 1 day of September, 20 10

[Signature]
Notary Public in and for said County and State



February 18' 2011

To Whom It May Concern,

Case #93029 Location: 13928501002 & 13928501003

The dirt lot was a vacant undeveloped flat land, and the public were using it as thoroughfare, driveway, and parking lot – which stirred up a lot of dust and pollution.

In order to prevent the dust and pollution, we paved the 72ft x 107ft and converted it into a parking lot.

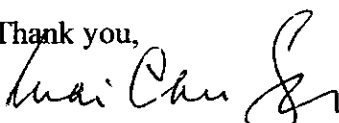
On 07/24/2010, City of Las Vegas Code Enforcement cited us for illegal parking lot - land use violation 19.04.010.

We are requesting rezoning Vacant R-E lot to C2 – to reverse the enforcement issue.

We would also like to a request a waiver on the required 15 ft. wide landscaping buffer.

1. On the 72 feet length on the north of the property, the side adjacent to West Owens Ave, we already have an existing 5 feet (plus 3 feet of sidewalk) wide landscaping buffer.
2. On the 107 feet length on the east side of the property, the side adjacent to N Street, we already have an existing 5 feet (plus 3 feet of sidewalk to be installed at a future date) landscaping buffer.

Thank you,


Wai Chun Ginn

ZON-40999
SDR-40998

RECEIVED
FEB 22 2011

BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

LICENSE #: C15-00346-2-108400

DATE ISSUED: 09/11/06

TYPE OF LICENSE: CONVENIENCE STORE/GAS

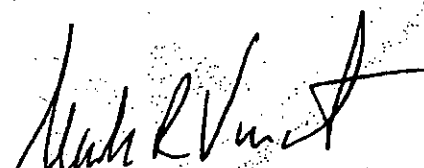
BUSINESS LOCATION: 1451 W OWENS AV

ISSUE TO:

PATS CHINESE FOOD & MINI MART
2199 NATALIE AV
LAS VEGAS NV 89109

PRINCIPAL(S)

GINN, WAI CHUN C, PRES 70%
GINN, VINCENT C, SEC 10%
GINN, PAT, TREAS 20%


Director, Department of Finance and Business Services

Post in a conspicuous place.

RECEIVED
FEB 22 2011



DEED OF RECONVEYANCE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS GINN WAI CHUN Pd. by GINN WAI CHUN, the owner, beneficiary under a deed of trust, mortgagee under a mortgage, the person to whom the property was assessed, the person holding a contract to purchase the property before its conveyance to the County Treasurer, or the successor in interest of any person specified in this subsection, has paid the undersigned Treasurer of the County of Clark, State of Nevada, in accordance with Nevada Revised Statutes Chapter 361.585 (4), the sum of \$ 1014.42 the receipt whereof is hereby acknowledged, and,

WHEREAS, said sum is the total of all delinquent taxes, penalties, interest and costs to date legally chargeable against the property herein described, situated in the County of Clark, State of Nevada:

PARCEL (204) 010-400-011

ASSESSOR DESCRIPTION
PT NW4 NE4 SEC 28-20-61
ACRES: .52

Taxes for the year 1990-91	127.73
Interest	37.25
Penalty	19.42
Advertising Costs	5.00
Taxes 1991-92 THRU 1992-93	700.43
Interest and Penalty	119.59
Recording Fee	5.00
Special Taxes	.00
	1014.42

NOW, THEREFORE, in consideration of the premises and the said payments, this deed of reconveyance of said property is executed and delivered, in conformity with Chapter 361, Nevada Revised Statutes.

IN WITNESS WHEREOF, I have hereupon set my hand this 08TH day of JUNE , 1993

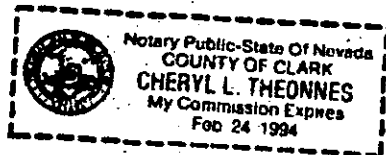
MARK ASTON -TREASURER
EX-OFFICIO TAX RECEIVER

State of Nevada) SS..
County of Clark)

On the 08TH day of JUNE , 1993
personally appeared before me
MARK ASTON - Treasurer and Ex-Officio
Tax Receiver. In Witness whereof, I
have hereupon set my hand and seal.

MAIL TO:
GINN WAI CHUN
2199. NATALIE AVE
LAS VEGAS NV 89109

Cheryl L. Theonnes
Cheryl Theonnes, Notary Public



CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
TREASURER CLARK COUNTY

06-08-93 15:23 BSB
OFFICIAL RECORDS
BOOK: 930608 INST: 01261
FEE: 5.00

RECEIVED
FEB 22 2011

DEED OF RECONVEYANCE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS GINN WAI CHUN Pd. by GINN WAI CHUN, the owner, beneficiary under a deed of trust, mortgagee under a mortgage, the person to whom the property was assessed, the person holding a contract to purchase the property before its conveyance to the County Treasurer, or the successor in interest of any person specified in this subsection, has paid the undersigned Treasurer of the County of Clark, State of Nevada, in accordance with Nevada Revised Statutes Chapter 361.585 (4), the sum of \$ 1789.33 the receipt whereof is hereby acknowledged, and,

WHEREAS, said sum is the total of all delinquent taxes, penalties, interest and costs to date legally chargeable against the property herein described, situated in the County of Clark, State of Nevada:

PARCEL (204) 010-400-010

ASSESSOR DESCRIPTION
PT SW4 SE4 SEC 28-20-61
ACRES: 1.00

Taxes for the year 1990-91	141.92
Interest	41.39
Penalty	21.42
Advertising Costs	5.00
Taxes 1991-92 THRU 1992-93	1344.98
Interest and Penalty	229.62
Recording Fee	5.00
Special Taxes	.00
	<u>1789.33</u>

NOW, THEREFORE, in consideration of the premises and the said payments, this deed of reconveyance of said property is executed and delivered, in conformity with Chapter 361, Nevada Revised Statutes.

IN WITNESS WHEREOF, I have hereupon set my hand this 08TH day of JUNE , 1993

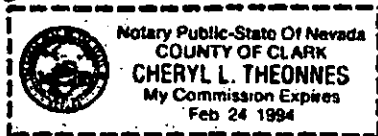
MARK ASTON - TREASURER
EX-OFFICIO TAX RECEIVER

State of Nevada) SS.
County of Clark)

On the 08TH day of JUNE , 1993
personally appeared before me
MARK ASTON - Treasurer and Ex-Officio
Tax Receiver. In Witness whereof, I
have hereupon set my hand and seal.

MAIL TO:
GINN WAI CHUN
2199 NATALIE AVE
LAS VEGAS NV 89109

Cheryl L. Theonnes
Cheryl Theonnes, Notary Public



CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
TREASURER CLARK COUNTY

06-08-93 15:23 BSB
OFFICIAL RECORDS
BOOK: 930608 INST: 01260
FEE: 5.00 RPT: 1.00

FEB 22 2011

EXHIBIT "A"

PARCEL I All that part of the Northeast Quarter (NE $\frac{1}{4}$) of Section 28, Township 20, South, Range 61 East, N.D.M., described as follows:

Beginning at a point which bears South 88°47' East a distance of 25 feet and South 1°18' West a distance of 229.87 feet from the Northwest corner thereof, thence South 1°18' West a distance of 179.87 feet to a point, thence South 88°47' East a distance of 251.94 feet to a point, thence North 0°56' East a distance of 179.87 feet to a point, thence North 88°47' West a distance of 218.64 feet to a point of beginning.

EXCEPT the interest conveyed to the City of Las Vegas by deed recorded July 12, 1954, as Document No. 11867, Official Records, in and to the following described property:

All those certain tracts or parcels of land being situated in the County of Clark, State of Nevada, and being more particularly described as follows:

PARCEL "A" The Westerly 40 feet of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 28, Township 20 South, Range 61 East, N.D.M.

PARCEL "B" A strip of land 50 feet in width being 25 feet on each side of the following described centerline, in Section 28, Township 20 South, Range 61 East, N.D.M.

Commencing at the North Quarter corner of Section 28, Township 20 South, Range 61 East, thence East along the North line of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 28 a distance of 285.34 feet to a point, thence South to the South line of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 28, and being 292.61 feet East of the Southwest corner of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 28, Township 20 South, Range 61 East, N.D.M.

PARCEL III That portion of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 28, Township 20 South, Range 61 East, N.D.B. & N., Clark County, Nevada, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 28, thence South 1°18'00" West along the West line of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 28 a distance of 50.00 feet to a point in the South right of way line of Owens Avenue (100.00 feet), thence South 88°47'00" East along said South right of way line, a distance of 170.00 feet to the Northeast corner of that certain parcel of land as conveyed to Union Oil Co. of California by Deed recorded February 2, 1966, as Document No. 554955 of Official Records, Clark County, Nevada, said point also being the True Point of Beginning, thence continuing South 88°47'00" East along said South right of way line a distance of 90.06 feet to a point in the West line of that certain parcel of land as conveyed to the City of Las Vegas by Quit Claim Deed (Parcel 2) dated July 12, 1954, as Document No. 11867 of Official Records, Clark County, Nevada, thence South 0°56'00" West along said West line a distance of 179.87 feet to a point, thence North 88°47'00" West a distance of 221.81 feet to a point in the East line of Highland Avenue (80.00 feet wide), thence North 1°18'00" East along said East right of way line a distance of 50.00 feet to a point being the Southwest corner of the aforementioned Union Oil Co. Parcel, thence South 88°47'00" East along the South line of said Union Oil Co. parcel a distance of 130.00 feet to the Southeast corner thereof, thence North 1°18'00" East along the Easterly boundary of said Union Oil Co. Parcel a distance of 129.87 feet to the True Point of Beginning.

EXCEPTING THEREFROM that portion of the above described parcel as conveyed to the City of Las Vegas for road and utility purposes by Deed (Parcel #1), recorded April 17, 1970, as Document No. 20074, Official Records, Clark County, Nevada.

PARCEL IV That portion of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 28, Township 20 South, Range 61 East, N.D.M., described as follows:

Beginning at a point on the Southerly line of the Northerly 50 feet of said Section 28, (Measured at right angles) distant Easterly thereon 130.00 feet from the intersection of said Southerly line with the Easterly line of the Westerly 40 feet of said Northeast Quarter (NE $\frac{1}{4}$) of Section 28 (measured at right angles), thence Southerly parallel with the Westerly line of said Northeast Quarter (NE $\frac{1}{4}$) 129.87 feet to a point, thence Westerly parallel with the Northerly line of said Section 28 130.00 feet to a point in said Easterly line, said point being distant Southerly thereon 129.87 feet from said Southerly line, thence Northerly along said Easterly line 104.80 feet, more or less to the beginning of a tangent curve concave Southeasterly and having a radius of 25.00 feet, the Easterly terminus of said curve being tangent to said Southerly line, thence Northerly, Northeasterly, and Easterly along said curve to said Easterly terminus, thence Easterly along said Southerly line 104.93 feet more or less to the Point of Ending.

Recorder's memo: Legibility
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QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That THE GINN FAMILY TRUST, dated 8/2/84

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby remise, release and forever quitclaim to
WAI CHUN GINN, a married woman as her sole and separate property

all that real property situate in the _____ County of Clark
State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

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

Witness her hand this 18th day of July 19 85
Wai Chun Ginn

STATE OF Nevada
County of Clark }
On this 18th day of July 19 85
personally appeared before me, a Notary Public in and for said
County and State, Wai Chun Ginn

known to me to be the person described in and who executed
the foregoing instrument, who acknowledged to me that he
executed the same freely and voluntarily and for the uses and
purposes therein mentioned.

CRISTIE L. RUNDQUIST
Notary Public in and for the State of Nevada
COUNTY OF CLARK
My Appointment Expires Nov. 18 1984

ESCROW NO. _____

WHEN RECORDED MAIL TO: PATRICIA L. BROWN, LTD., 803 S.
Sixth St., Las Vegas, NV 89101

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BOOK 2106

EXHIBIT "A"

PARCEL I: All that part of the Northeast Quarter (NE $\frac{1}{4}$) of Section 28, Township 20, South, Range 61 East, N.D.M., described as follows:

Beginning at a point which bears South 88°47' East a distance of 25 feet and South 1°18' West a distance of 229.87 feet from the Northwest corner thereof, thence South 1°18' West a distance of 179.87 feet to a point, thence South 88°47' East a distance of 251.94 feet to a point, thence North 0°56' East a distance of 179.87 feet to a point, thence North 88°47' West a distance of 248.64 feet to a point of beginning.

EXCEPT the interest conveyed to the City of Las Vegas by deed recorded July 12, 1954, as Document No. 14867, Official Records, in and to the following described property:

All those certain tracts or parcels of land being situated in the County of Clark, State of Nevada, and being more particularly described as follows:

PARCEL II "A": The Westerly 40 feet of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 28, Township 20 South, Range 61 East, N.D.M.

PARCEL II "B": A strip of land 50 feet in width being 25 feet on each side of the following described centerline, in Section 28, Township 20 South, Range 61 East, N.D.M.

Commencing at the North Quarter corner of Section 28, Township 20 South, Range 61 East, thence East along the North line of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 28 a distance of 285.34 feet to a point, thence South to the South line of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 28, and being 292.84 feet East of the Southwest corner of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 28, Township 20 South, Range 61 East, N.D.M.

PARCEL III: That portion of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 28, Township 20 South, Range 61 East, N.D.M. & M., Clark County, Nevada, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 28, thence South 1°18'00" West along the West line of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 28 a distance of 50.00 feet to a point in the South right of way line of Owens Avenue (100.00 feet), thence South 88°47'00" East along said South right of way line a distance of 170.00 feet to the Northeast corner of that certain parcel of land as conveyed to Union Oil Co. Of California by Deed recorded February 2, 1966, as Document No. 554955 of Official Records, Clark County, Nevada, said point also being the True Point of Beginning, thence continuing South 88°47'00" East along said South right of way line a distance of 90.06 feet to a point in the West line of that certain parcel of land as conveyed to the City of Las Vegas by Quit Claim Deed (Parcel 2) dated July 12, 1954, as Document No. 14867 of Official Records, Clark County, Nevada, thence South 0°56'00" West along said West line a distance of 179.87 feet to a point, thence North 88°47'00" West a distance of 221.81 feet to a point in the East line of Highland Avenue (80.00 feet wide), thence North 1°18'00" East along said East right of way line a distance of 50.00 feet to a point being the Southwest corner of the aforementioned Union Oil Co. Parcel, thence South 88°47'00" East along the South line of said Union Oil Co. parcel a distance of 130.00 feet to the Southeast corner thereof, thence North 1°18'00" East along the Easterly Boundary of said Union Oil Co. Parcel a distance of 129.87 feet to the True Point of Beginning.

EXCEPTING THEREFROM that portion of the above described parcel as conveyed to the City of Las Vegas, for road and utility purposes by Deed (Parcel #1), recorded April 17, 1970, as Document No. 20074, Official Records, Clark County, Nevada.

PARCEL IV: That portion of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 28, Township 20 South, Range 61 East, N.D.M., described as follows:

Beginning at a point on the Southerly line of the Northerly 50 feet of said Section 28, (Measured at right angles) distant Easterly thereon 130.00 feet from the intersection of said Southerly line with the Easterly line of the Westerly 40 feet of said Northeast Quarter (NE $\frac{1}{4}$) of Section 28 (measured at right angles), thence Southerly parallel with the Westerly line of said Northeast Quarter (NE $\frac{1}{4}$) 129.87 feet to a point, thence Westerly parallel with the Northerly line of said Section 28 130.00 feet to a point in said Easterly line, said point being distant Southerly thereon 129.87 feet from said Southerly line, thence Northerly along said Easterly line 104.80 feet, more or less to the beginning of a tangent curve concave Southeasterly and having a radius of 25.00 feet, the Easterly terminus of said curve being tangent to said Southerly line, thence Northerly, Northeasterly, and Easterly along said curve to said Easterly terminus, thence Easterly along said Southerly line 104.93 feet more or less to the Point of Ending.

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CLARK COUNTY NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF

P. Brown
JUL 25 12 10 PM '35

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