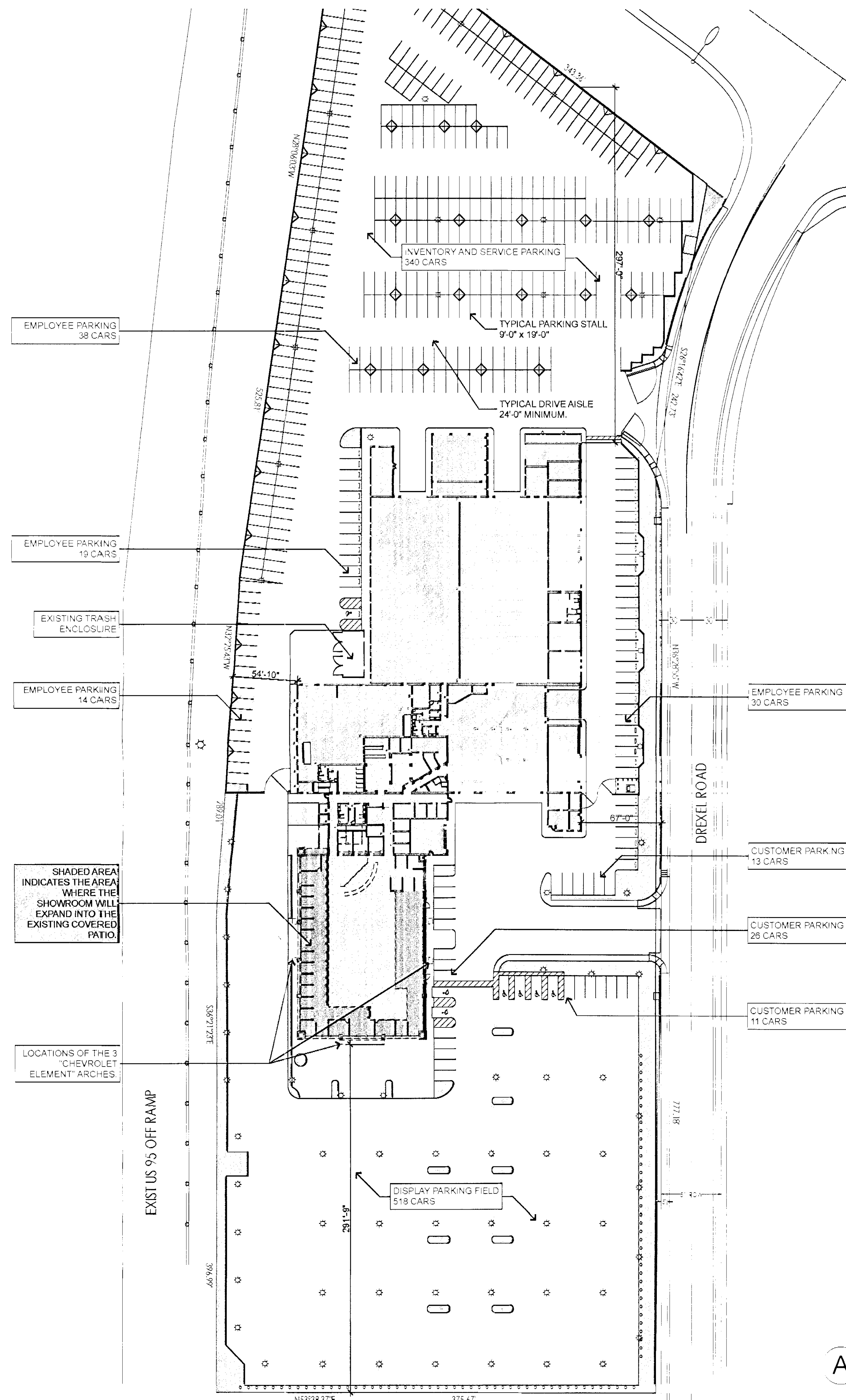




<u>PROJECT DATA</u>	
<u>BUILDING</u>	
EXISTING ENCLOSED AREA	89,490 sf
ADDED ENCLOSED AREA	<u>7,300 sf</u>
TOTAL ENCLOSED AREA	96,790 sf
Note: The total roof area has remained unchanged.	
<u>PARKING REQUIRED</u>	
EXISTING 89,490 sf / 500	179 Cars
ADDED 7,300 sf / 500	<u>15 Cars</u>
TOTAL REQUIRED	194 Cars
<u>PARKING PROVIDED</u>	
CUSTOMER PARKING	50 Cars
EMPLOYEE PARKING	101 Cars
SERVICE / INVENTORY PARKING	<u>340 Cars</u>
SUB TOTAL	491 Cars
DISPLAY PARKING	<u>518 Cars</u>
TOTAL PARKING PROVIDED	1,009 Cars

A **Site Plan**
Scale 1" = 50'

RECEIVED
FEB 24 2011
City of Las Vegas



DATE: _____ SHEET NO.: _____

Site Plan

ED FOR: **SDR-41035**
CN REVIEW **04/12/11 PC**
E NO: **G-0.02**

REVISIONS

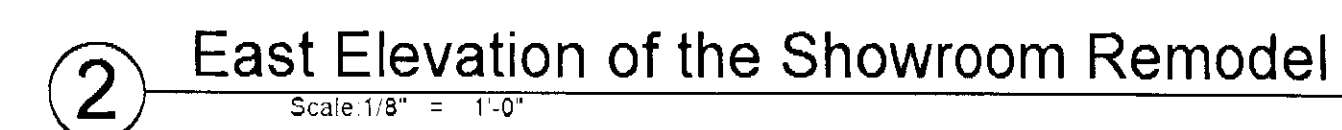
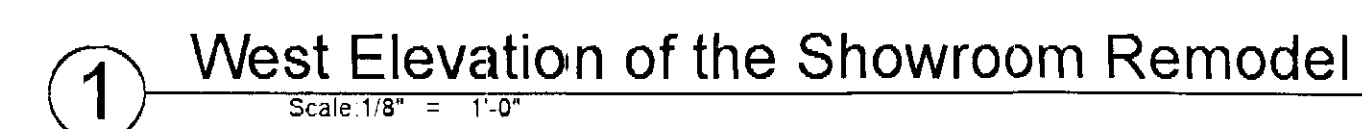
ED BOZARTH CHEVROLET
LAS VEGAS
5501 DREXEL ROAD
LAS VEGAS, NEVADA 89130
APN 125-34-501-003

YOUNGBLOOD ARCHITECTURE, Ltd.
40445 Dean Martin Drive
Las Vegas, NV 89103
o 702-991-5080 f 702-995-0208

ALL DRAWINGS, AND SPECIFICATIONS, BEING A PART OF THE WORK, IS REQUIRED BY THE ARCHITECT FOR THE PROJECT SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NOT BE LOANED TO THE DRAMATICS AND/OR SPECIALISTS. NO REPRODUCTION OF ANY PART OF THE OR ANY OTHER PROJECT OR THE COMPLETION OF THE PROJECT BY OTHERS, OR SIMILAR PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

YOUNG BLOOD
ARCHITECTURE





DATE:	/11
PROJECT NO:	01-10
DESIGNED FOR:	GN REM
ATT NO:	

SHEET TITLE: OVERALL SHOWROOM ELEVATIONS

PROJECT
ED BOZARTH CHEVROLET
LAS VEGAS
5501 DREXEL ROAD
LAS VEGAS, NEVADA 89130
APN 125-34-501-003

PERMISSIONS

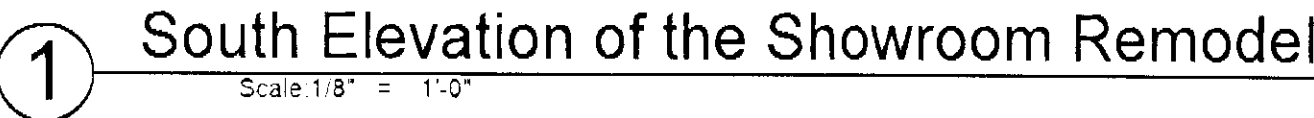
1

YOUNGBLOOD ARCHITECTURE, Ltd.
4045 Dean Martin Drive
Las Vegas, NV 89103
702.997.5080 • 702.995.0208

ALL DRAWINGS AND SPECIFICATIONS ISSUED AS PART OF THE SERVICES RENDERED BY THE ARCHITECT FOR THIS PROJECT SHALL REMAIN THE PROPERTY OF THE ARCHITECT. ANY DISPOSITION OF THE DRAWINGS AND/OR SPECIFICATIONS IN WHOLE OR IN PART FOR USE ON ANY OTHER PROJECT OR FOR COMPLETION OF THE PROJECT BY OTHERS IS EXPRESSLY PROHIBITED WITHOUT THE WRITTEN

A-2.0/

YOUNG BLOOD
ARCHITECTURE



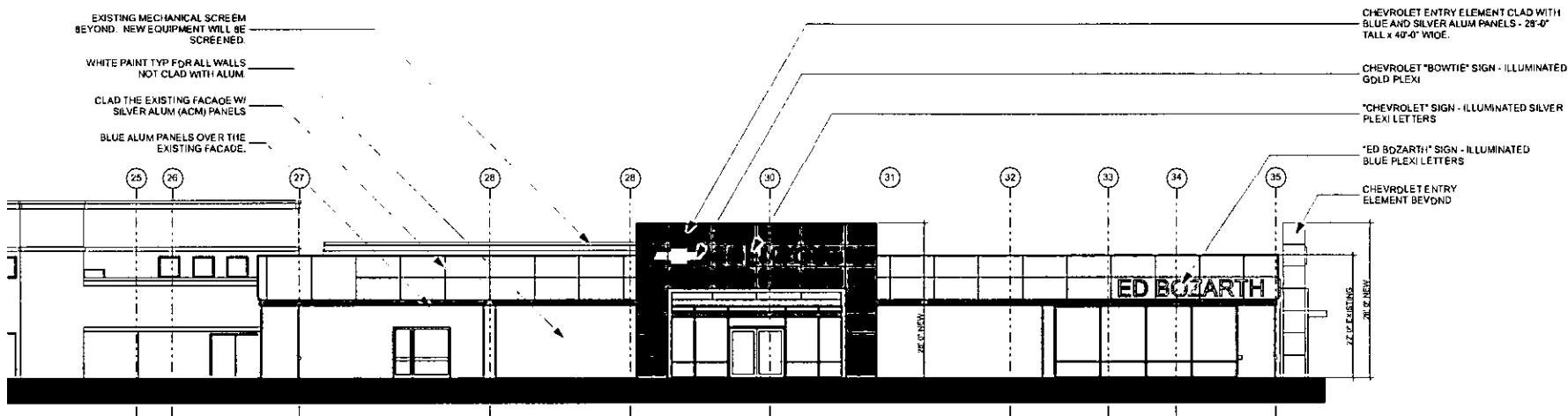
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FEB 24 2011
City of Las Vegas



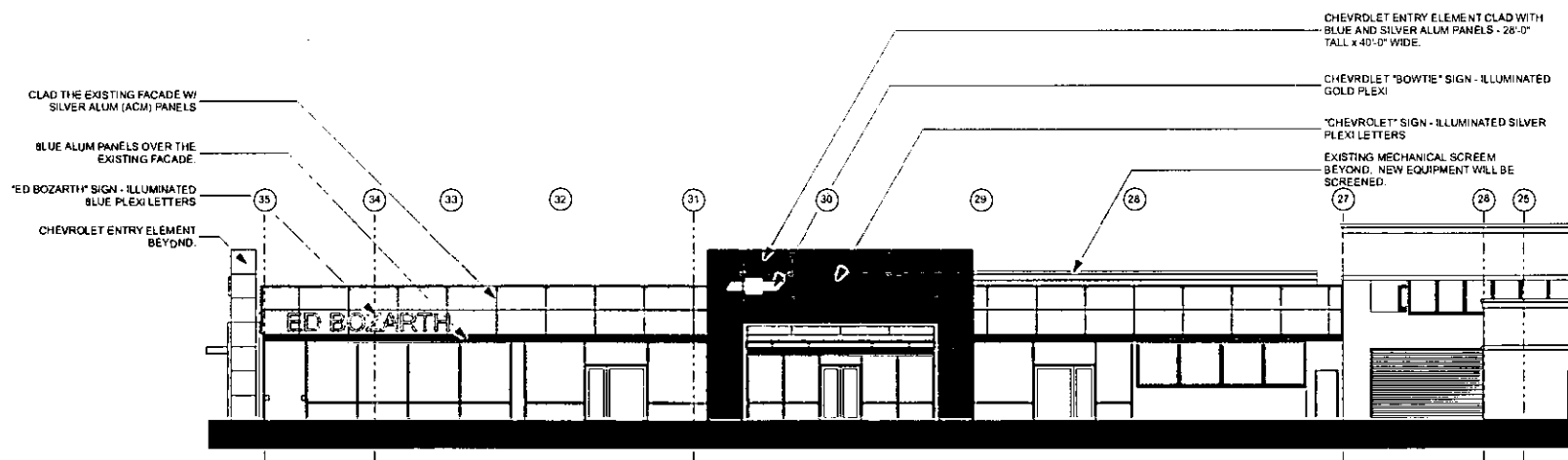
City of Las Vegas

FEB 24 2011

SDR-41035



① West Elevation of the Showroom Remodel
Scale: 1/4" = 1'-0"



② East Elevation of the Showroom Remodel
Scale: 1/4" = 1'-0"

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FEB 24 2011 SDR-41035

EXISTING MECHANICAL SCREEN
BEYOND. NEW EQUIPMENT WILL BE
SCREENED

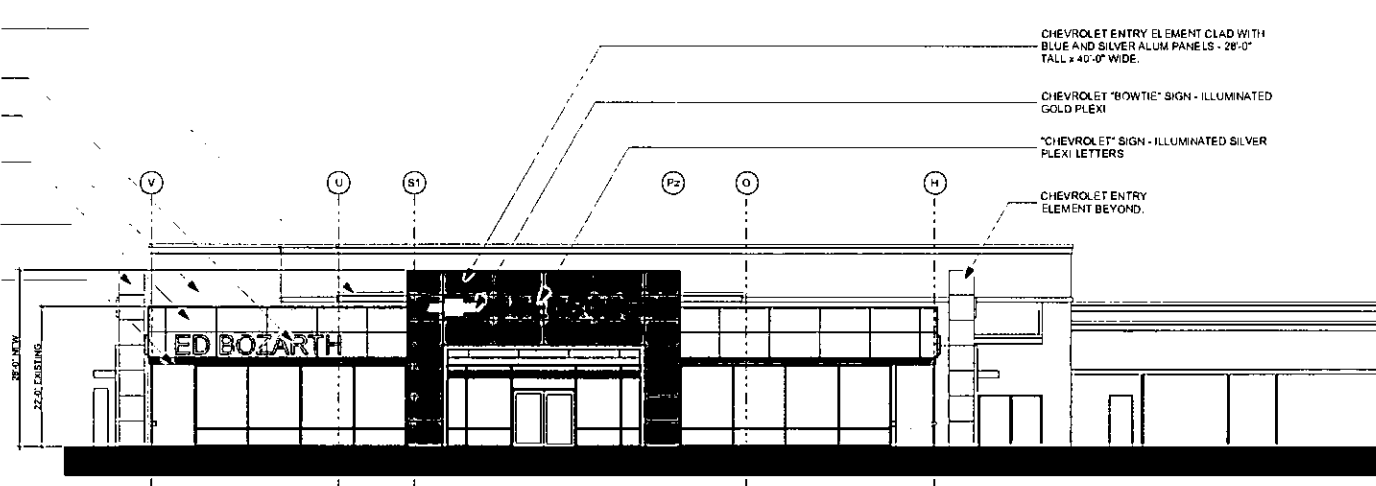
"ED BOZARTH" SIGN - ILLUMINATED
BLUE PLEXI LETTERS

EXISTING BUILDING BEYOND

CLAD THE EXISTING FACADE W/
SILVER ALUM (ACM) PANELS

CHEVROLET ENTRY ELEMENT
BEYOND

BLUE ALUM PANELS OVER THE
EXISTING FACADE



CHEVROLET ENTRY ELEMENT CLAD WITH
BLUE AND SILVER ALUM PANELS - 28'-0"
TALL x 40'-0" WIDE.

CHEVROLET "BOWTIE" SIGN - ILLUMINATED
GOLD PLEXI

"CHEVROLET" SIGN - ILLUMINATED SILVER
PLEXI LETTERS

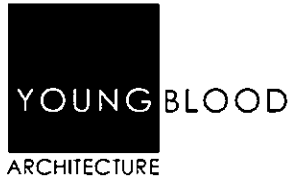
CHEVROLET ENTRY
ELEMENT BEYOND.

① South Elevation of the Showroom Remodel

SDR-41035

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FEB 24 2011
City of Las Vegas

YOUNGBLOOD ARCHITECTURE	
YOUNGBLOOD & ASSOCIATES, LLC 1000 W. FLORISSANT AVE. LAS VEGAS, NV 89102 P: 702.737.5800 F: 702.737.5000	
PROJECT: ED BOZARTH CHEVROLET LAS VEGAS 5501 DREXEL ROAD LAS VEGAS, NEVADA 89130 APN 125-34-501-003	
SHEET TITLE: OVERALL SHOWROOM ELEVATIONS	
ISSUE DATE: 2/24/11 PROJECT NO: SDR-41035 DRAWING NO: 01 DESIGN REVIEW: [Signature] SHEET NO: A-2.08	RECEIVED FEB 24 2011 City of Las Vegas



Ed Bozarth Chevrolet
Color and Material Board
February 24, 2011

Lapis Blue

- Aluminum panel trim on the Chevrolet Entry Element
- Aluminum Trim on the bottom of the fascia
- "Ed Bozarth" Sign Letters

Bright Silver Metallic

- Aluminum panels on the fascia
- Aluminum Trim on the Chevrolet Entry Element
- "Chevrolet" Sign Letters on the Chevrolet Entry Element
- Window Mullions

Starlight White

- Paint for all existing and new walls

Cosmos Black

- NOT USED

Mystic Red

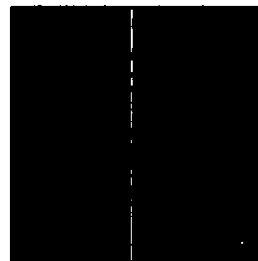
- NOT USED



LAPIS BLUE — 50



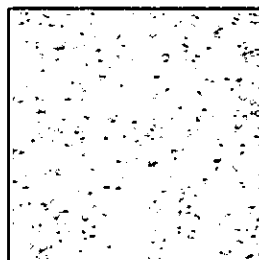
STARLIGHT WHITE — 50



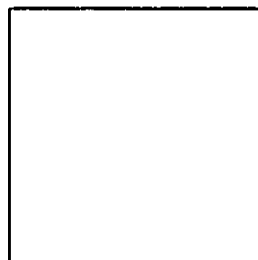
COSMOS BLACK — 50



MYSTIC RED — 50
(FEVE — 3)



BRIGHT SILVER
METALLIC — 50
(FEVE — 3)



SUNFLOWER YELLOW — 50
(FEVE — 3)



04 FLOOR PLAN - SHOWROOM EXPANSION

FEB 24 2011
SDR-41035
 City of Las Vegas

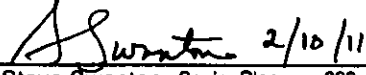
Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST				PLANNING & DEVELOPMENT		
Item Required								
YES	NO							
APPLICATION PACKET (REQUIRED FOR EACH APPLICATION TYPE, unless indicated otherwise)						Fees		
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots	Visit the CLV website for blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")	Appl. Type	Application	Notification	Recordation	Sub-Total
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots		SDR	\$ 500.00	\$ 500.00	\$ 30.00	\$ 1030
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)			\$	\$	\$	\$
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)			\$	\$	\$	\$
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)			\$	\$	\$	\$
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)		\$	\$	\$	\$	
☐	☒	Copy of Business License(s)		\$	\$	\$	\$	
☐	☒	If required, cop(ies) of approval letter(s) for	Subtotal:					\$
☐	☒	Neighborhood Meeting (see General Plan submittal req's for details) - Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500		\$	-	\$		
☒	☐	Photo Reproduction of the Color & Materials Board (SDR applications only)	Grand Total All Fees:					\$1030.00
REQUIRED DRAWINGS:								
MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE								
ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)								
SITE PLAN								
☒	☐	North arrow, scale, and vicinity map	Folded Plans (5, plus 1 per application):					6
☒	☐	All property lines and present dimensions labeled	Colored, Rolled Plans:					1
☒	☐	All building setbacks labeled	Reduced Copy (8-1/2"x11" B/W; 1 per application):					1
☒	☐	All adjacent existing land uses and street names labeled	NOTES:					
☒	☐	All points of ingress and egress shown						
☒	☐	ADA accessibility requirements shown/labeled						
☒	☐	Parking standard(s) utilized: Motor Vehicle Sales (New)						
☒	☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total						
☒	☐	All free-standing sign locations shown and heights and sizes noted						
LANDSCAPE PLAN								
☐	☒	North arrow, scale, and vicinity map	Folded Plans (1 per application):					0
☐	☒	All property lines and present dimensions labeled	Colored, Rolled Plans:					0
☐	☒	All required perimeter landscape planters shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):					0
☐	☒	All required parking lot fingers/islands shown	NOTES: NA					
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover						
BUILDING ELEVATIONS								
☒	☐	Scale and building dimensions labeled	Folded Plans (1 per application):					1
☒	☐	North, south, east, and west elevations of all buildings	Colored, Rolled Plans:					1
☒	☐	All building materials and colors noted	Reduced Copy (8-1/2"x11" B/W; 1 per application):					1
☒	☐	8" x 10" photo of original color and material board	NOTES:					
☒	☐	All wall sign locations shown and sizes noted						
FLOOR PLANS								
☒	☐	Scale and building dimensions labeled	Folded Plans (1 per application):					1
☒	☐	North arrow and scale	Rolled Plans:					1
☒	☐	All building entrances/exits shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):					1
☒	☐	Use of all rooms noted/labeled	NOTES:					
☒	☐	Maximum Occupancy (per I.B.C.)						
☒	☐	Seating Capacity (where applicable)						
CONTINUED NEXT PAGE								

Pre-Application
Conference

CITY OF LAS VEGAS
Planning & Development Department
SUBMITTAL CHECKLIST (CONT.)



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

Owner / Applicant /	5501 Drexel LLC/ Ed Bozarth Chevrolet	Application Type(s):	Site Development Plan Review
Representative:	Youngblood Architecture		
APN(s):	125-34-501-003		
Location:	5501 Drexel Road		
Ward:	6 - Ross		
Planner's Signature:	 2/10/11	Application Purpose:	7,300 SF addition to existing Auto Dealer (New)
Planner:	Steve Swanton, Senior Planner - 229-4714 Mike Howe, Planner I - 229-6821	Pre-App. Meeting Date:	2/10/11
		Submittal Deadline:	02/24/11 - no later than 2:00 pm
		Earliest PC / CC Meeting Dates:	04/12/11 PC - 05/18/11 CC (Cycle 4)

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:
In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



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4

Project Name: Ed Bozarth Chevrolet 7,300 SF Addition

APN(s):	125-34-501-003	Pre-app Date:	02/10/11
Location:	5501 Drexel Road	Meeting Location:	DSC Conference Room - 312
Ward #:	6 - Ross	Acres:	9.45
		Time:	1:00 p.m.

Ownership Info:	5501 Drexel LLC		Last Change of Ownership Date:	08/31/10
	Phone: (702)-	Fax: (702)-327-4969	Email:	
Applicant Info:	Ed Bozarth Chevrolet			
	Phone: (702)-	Fax: (702)-	Email:	
Representative Info:	Youngblood Architecture/ Richard Youngblood, AIA			
	Phone: (702)-997-5080	Fax: (702)-995-0208	Email: richard@rjyoungblood.com	

Use:	Existing:	Motor Vehicle Sales (New)
	Proposed:	7,300 SF expansion of existing use
General Plan:	Existing:	GC (General Commercial)
	Proposed:	No change proposed
Zoning:	Existing:	C-2 (General Commercial)
	Proposed:	No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	N/A	
	Special Land Use Designation (per plan, if applicable): N/A	

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

Between CLV P&D Representative: Mike Howe, Planner I (229-6821 Office / 385-7268 Fax / mhowe@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Richard Youngblood	Youngblood Architecture			
2.				
3.				
4.				
5.				
6.				
7.				
8. Steve Swanton	CLV - Planning and Development	229-4714		
9.	CLV - Finance (Business License)	229-6321	383-0769	
10.	CLV - PW - Dev Co	229-6578	474-7599	
11.	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14.	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS



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

Meeting Notes:

1. The Planning Commission approved a Site Development Plan Review (SD-0031-97) for a proposed 89,490 square foot automobile dealership on 2/08/98.
2. The City Council approved a request to amend a portion of an approved Planned Development Site Plan to allow the Phase II property to be used for parking and automotive displays in conjunction with a new car dealership. The Planning Commission recommended approval on 08/13/98.
3. **On-site Parking Requirement:** One space for each 500 square feet of enclosed gross floor area. Vehicles that are on display or for sale may not be parked or stored in parking spaces that are designated as off-street parking necessary to meet the minimum requirements of this Table 2.
4. Existing entitlement (SD-0031-97) approved with a total of 1,009 parking spaces provided where 179 spaces are required. Of the 1,009 spaces, however, are spaces utilized for auto display which do not count towards the parking requirement. With the 7,300 SF addition to the existing 89,490 SF building, the total parking requirement will be approximately 194 spaces (96,790SF/500). The site plan must show where 194 onsite parking spaces are provided separate from any spaces dedicated for vehicle display.
5. Proposed expansion does not appear to affect landscape or building setback requirements, but the site plan will need to demonstrate compliance with development standards for the C-2 (General Commercial) zoning district.
6. Required Setbacks for C-2 zoning district: 20' front yard (Ann Road); 10' side yard (US-95); 15' corner side (Drexel Road); and 20' rear yard (south PL).

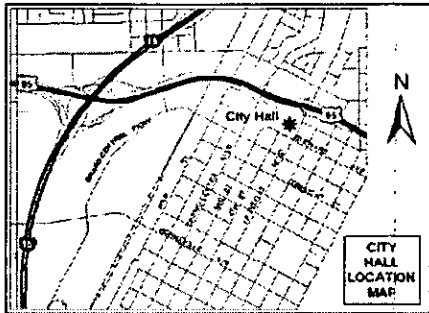
7. *Now square:*

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

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

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.

SDR-41035

Planning Commission Meeting of 4/12/2011

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
02 1M \$ 00.41⁴
0004279218 MAR 31 2011
MAILED FROM ZIP CODE 89101

RECEIVED

APR - 6 2011

Case: SDR-41035
12534210035
KUZANEK EDWARD L & JANET REV TR
7264 VISTA BONITA DR
LAS VEGAS NV 89149-0304

31 APR 11 09:14



13

P/L 427/407

Report of All Selected Parcels

Case Number: SDR-41035

Printed On: Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
		12534117000
		12534196001
		12534696001
		12534697002
		12534596001
5501 DREXEL L L C	5501 DREXEL RD LAS VEGAS NV	12534501003
ABRAMO MATTHEW SAMUEL	7124 GRAND CASTLE WY LAS VEGAS NV	12527812036
ADAMCZAK CHRIS & TAMARA SUE	7021 DRAMATIC WY LAS VEGAS NV	12527810049
AGUILAR MICHAEL A & ABIGAIL P	9259 OXBOW LAKE AVE LAS VEGAS NV	12534117081
AGUIRRE YAJAIRA & JORGE LUIS	7009 ELLIS ISLAND CT LAS VEGAS NV	12527810046
AITKEN FLORENCE BARKER & RONALD	7295 DIAMOND CANYON LN #101 LAS VEGAS NV	12534117019
ALARIE MICHAEL D & BARBARA A	5377 PAINTED MIRAGE RD LAS VEGAS NV	12534610011
ALDY LARRY O	480 PALMER FARM DR YARDLEY PA	12534117122
ALISEO JOSEPH A	5277 CROOKED VALLEY DR LAS VEGAS NV	12534611001
ALLSOPP JOHN T	7205 VISTA BONITA DR LAS VEGAS NV	12534210024
ANAYA CRUZ	7012 ELLIS ISLAND CT LAS VEGAS NV	12527810044
ANDOLINA ALICE L & RUSSELL T	7124 DRAMATIC LAS VEGAS NV	12527812065
ANDREWS LAUREN A	7295 DIAMOND CANYON LN #102 LAS VEGAS NV	12534117020
ANN S D L L C	%C V S PHARMACY INC #8782-01 %STORE ACCOUNTING DEPT 1 CVS DR WOONSOCKET RI	12534502006
ANN TENAYA PLAZA L L C	%BEKS GROUP LLC 8090 S DURANGO DR #115 LAS VEGAS NV	12527801001
APPLE BLOSSOM ARBITRAGE L L C	3230 E FLAMINGO RD #8-360 LAS VEGAS NV	12534610004
ARDON MAYLIN	5613 GRAND ENTRIES DR LAS VEGAS NV	12527812056
ASKEW WALTER & CARMELLA A	5409 PAINTED MIRAGE RD LAS VEGAS NV	12534510001
ASNER FAMILY TRUST 1984	7252 VISTA BONITA OR LAS VEGAS NV	12534210038
AVERSANO JOE	7265 SHEARED CLIFF LN LAS VEGAS NV	12534117084
AYOTTE RONALD C & BRENDA FAM TR	6936 WHITE LAKES AVE LAS VEGAS NV	12534613070
BADIA FREMIO G & PAMELA A	5455 SHAY MOUNTAIN PL #102 LAS VEGAS NV	12534117035
BAER KENNETH R & CINDI A	7228 UTOPIA WY LAS VEGAS NV	12527812025
BAERG DAVID C	7255 DIAMOND CANYON LN #103 LAS VEGAS NV	12534117009
BAKER HARVEY L JR & RACHEL C	655 SCHOOL RD E ASHEVILLE NC	12534113023
BALENT MARK	7897 LAKESHORE CT PARKER CO	12534512032
BANK H S B C USA NATL ASSN TRS	7495 NEW HORIZON WY MAIL STOP-NAC #X3902-01F FREDERICK MD	12527812055

Report of All Selected Parcels**Case Number:** SDR-41035**Printed On:** Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
BANK SOUTHWEST USA	4043 S EASTERN AVE LAS VEGAS NV	12527410008
BANK U S NATIONAL ASSN TRS	400 COUNTRYWIDE WY SV-35 SIMI VALLEY CA	12527811033
BANK WELLS FARGO N A	3476 STATEVIEW BLVD MAC #X7801-013 FT MILL SC	12534117060
BARANGO JAMES V SEP PPTY TR	3500 S GREENVILLE ST #H4 SANTA ANA CA	12534117048
BARCLAY DONALD L JR & ANNETTE M	5412 ROSE THICKET ST LAS VEGAS NV	12534512035
BARROWS WARDEN K & MARY M	1471 FOUR SEASONS CIR BEAUMONT CA	12534117123
BARTON JERRY & SANDRA	5629 GRAND ENTRIES DR LAS VEGAS NV	12527812052
BAUM RONALD M & LINDA	5465 SHAY MOUNTAIN PL #104 LAS VEGAS NV	12534117043
BAUMGART TAMMALIN M	7112 GRAND CASTLE WY LAS VEGAS NV	12527811042
BAZAR EDWARD J JR & KAREN K	528 SYLVAN BAY DR LINN CREEK MO	12534117094
BEARD LISA	5925 SEA HUNTER ST NO LAS VEGAS NV	12534117095
BEARD THOMAS C	7275 DIAMOND CANYON LN #103 LAS VEGAS NV	12534117015
BECK GEORGIA	8209 EMERALD ISLE AVE LAS VEGAS NV	12527811007
BENSON ANN M	6-12 WYNCOOP CT HOLLAND PA	12534117131
BERRYMAN WENDY K REVOCABLE TRUST	5435 SHAY MOUNTIAN PL #102 LAS VEGAS NV	12534117026
BETANCOURT ANGEL	7120 DRAMATIC WY LAS VEGAS NV	12527812064
BICACI GRAZIA	5357 PAINTED MIRAGE RD LAS VEGAS NV	12534610016
BIGGS ROBERT & VICTORIA	5445 SHAY MOUNTAIN PL #104 LAS VEGAS NV	12534117031
BILSKI BERNARD & ROXANNE	P O BOX 1320 LA CONNER WA	12534117002
BLANCHARD JENNIFER H	5408 FLOWERING BUSH CT LAS VEGAS NV	12534512025
BLUE STAR CAPITAL L L C	900 S 4TH ST #220 LAS VEGAS NV	12534512026
BLUE STAR CAPITAL L L C	900 S FOURTH ST #220 LAS VEGAS NV	12534512027
BOYLE KEVIN & EILEEN	5465 CARDINAL RIDGE CT #102 LAS VEGAS NV	12534117098
BOYLE ROBERT J	7104 DRAMATIC WY LAS VEGAS NV	12527811048
BRADLEY LINDA R	7125 DRAMATIC WY LAS VEGAS NV	12527812070
BREWER DEXTER R & JOLYNN H	5416 FLOWERING BUSH CT LAS VEGAS NV	12534512023
BRIDGES BERNARD & NERISA	7008 ELLIS ISLAND CT LAS VEGAS NV	12527810043
BRODEUR GERALD P & JUDITH A	7213 VISTA BONITA DR LAS VEGAS NV	12534210022
BROWN JENNIFER	7295 DIAMOND CANYON LN #202 LAS VEGAS NV	12534117024
BROWN LAURIE B	7320 CAMROSE RIDGE PL #202 LAS VEGAS NV	12534117126
BRUNO ARMANDO & GRACE	5708 GRAND ENTRIES DR LAS VEGAS NV	12527812043
BRUNST FROMAN LIVING TRUST	7270 DIAMOND CANYON LN #103 LAS VEGAS NV	12534117063

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BUEHLER BUD & JENNIFER	7641 ROLLING VIEW DR #201 LAS VEGAS NV	12534117121
BUEHLER BUD & JENNIFER	7641 ROLLING VIEW DR #201 LAS VEGAS NV	12534117112
BUEHLER DAVID K	7330 CAMROSE RIDGE PL #101 LAS VEGAS NV	12534117118
BUNTROCK MARK T & JILL	5465 CARDINAL RIDGE CT #104 LAS VEGAS NV	12534117100
BUNUAN MAXWELL M & D H REV TR	P O BOX 704 EL GRANADA CA	12527810038
BURRILL MICHAEL R	7213 UTOPIA WY LAS VEGAS NV	12527812030
C N L INCOME E A G L WEST GOLF	%CNL INCOME PROPERTIES INC 450 S ORANGE AVE ORLANDO FL	12534212003
CACEROS JOSE A & MARIA V	6920 WHITE LAKES AVE LAS VEGAS NV	12534613006
CALINAO DELFIN P JR & VALERIE A	7109 UTOPIA WY LAS VEGAS NV	12527811036
CALLES JOSE	121 DRIFTWOOD COVE HERCULES CA	12527810045
CANCIL MARVIN & RHONDA	P O BOX 572052 LAS VEGAS NV	12534511011
CAPECCI GINA	7129 DRAMATIC WY LAS VEGAS NV	12527812076
CARDINAL RIDGE HOLDINGS L L C	2 CLOS DE LA VALLE DE ST PIERRE ST LAW JERSEY CHANNEL ISLANDS JE3 1LF GREAT BRITAIN	12534117090
CARLSON BRAD H & BEATRIZ E	7105 GRAND CASTLE WY LAS VEGAS NV	12527811045
CARRINGTON JOEL	5517 ROSE THICKET ST LAS VEGAS NV	12534511053
CERDA JOE & FERNANDO	5994 VISTA SANTA CATARINA SAN DIEGO CA	12534117066
CHANG KEVIN & ELLEN	7128 GRAND CASTLE WY LAS VEGAS NV	12527812037
CHAPARIAN MARK A	6913 FRUIT FLOWER AVE LAS VEGAS NV	12534512016
CHAPMAN BROOKE	7732 TINTED MESA CT LAS VEGAS NV	12534117027
CHEN-DAMIAN CONSUELO C	5450 SHAY MOUNTAIN PL #204 LAS VEGAS NV	12534117053
CHIAVERINI EVELYN REV LIV TR	7204 VISTA BONITA DR LAS VEGAS NV	12534610008
CHURCH WESLEY E SEPARATE PPTY TR	6917 FRUIT FLOWER AVE LAS VEGAS NV	12534512047
CLINE JOHN M & JULIE W	5455 CRIMSON CREST PL #104 LAS VEGAS NV	12534117076
COKER LISA A	5465 SHAY MOUNTAIN PL #202 LAS VEGAS NV	12534117045
COLBERT PROPERTIES L L C	%M COLBERT 561 QUAIL LAKE DR DEBARY FL	12527811006
COLIANNI ALBERT & MARILYN TRUST	7232 VISTA BONITA DR LAS VEGAS NV	12534210029
CONGERO ROSEMARY	5455 CARDINAL RIDGE CT #103 LAS VEGAS NV	12534117093
CONLEY FAMILY TRUST	6829 FRUIT FLOWER AVE LAS VEGAS NV	12534512012
COURNOYER BEVERLY J & KRISTINA A	5333 PAINTED MIRAGE RD LAS VEGAS NV	12534610022
COVEY BOEN P	7130 SHORELINE DR #1112 SAN DIEGO CA	12534117012
COX ELIZABETH M & TERRENCE M	7001 ELLIS ISLAND CT LAS VEGAS NV	12527810048

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CREATIVE MANAGEMENT OF WEALTH	%P DICARO 2 PARK PLAZA #450 IRVINE CA	12534117068
CREATIVE MANAGEMENT WEALTH INC	%P DICARO 2 PARK PLAZA #450 IRVINE CA	12534117097
CRUZ DOLORES	7212 VISTA BONITA DR LAS VEGAS NV	12534210026
CRUZ GREGORY Q	7121 GRAND CASTLE WY LAS VEGAS NV	12527812067
CUGINI ROBERT & JOANN	7310 CAMROSE RIDGE PL #102 LAS VEGAS NV	12534117128
CZECH LAWRENCE W	5400 ROSE THICKET ST LAS VEGAS NV	12534512038
DANIELS STEVEN & CAROLE ANNE	1169 HOLMES RD NORTH POLE AK	12534117149
DAROSA KEVIN A	7108 GRAND CASTLE WY LAS VEGAS NV	12527811041
DARROW RENA J	7236 VISTA BONITA DR LAS VEGAS NV	12534210028
DAVILA HECTOR B	7100 GRAND CASTLE WY LAS VEGAS NV	12527811039
DAVIS WILLIAM W JR & JOAN E	5341 PAINTED MIRAGE RD LAS VEGAS NV	12534610020
DETAILLAC CHRISTIAN & CHRISTINA	1096 DYER PL LAGUNA BEACH CA	12534117051
DEVEAU LINDA R & CONRAD F	5321 PAINTED MIRAGE RD LAS VEGAS NV	12534610025
DIAMOND CANYON L L C	%G & J WEIDMAN 7321 SIBLEY AVE LAS VEGAS NV	12534117061
DIEP GIAI & MIN JIAN	4402 CINEMA AVE NO LAS VEGAS NV	12527810002
DINTEMANN RONALD	5416 ROSE THICKET ST LAS VEGAS NV	12534511017
DINTEMANN RONALD J	5416 ROSE THICKET ST LAS VEGAS NV	12534512034
DOCGORM L L C	%S GORMAN 5720 TURKEY LN LAS VEGAS NV	12527410009
DOERFLER NORMA L	7305 CAMROSE RIDGE PL #101 LAS VEGAS NV	12534117115
DU BAO Q	814 MORGAN HILL WY SACRAMENTO CA	12534117103
DULSKIS RITA L LIVING TRUST	7233 VISTA BONITA DR LAS VEGAS NV	12534210017
DUNN JAMES & SUE	%COUNTRYWIDE HOME LOAN 7201 UTOPIA WY LAS VEGAS NV	12527812033
DUNN JARROD & AMY M	7100 DRAMATIC WY LAS VEGAS NV	12527811047
EGAN HEATHER	5455 CRIMSON CREST PL #204 LAS VEGAS NV	12534117077
EGAN JOSEPH P & FRANCES R DEC TR	5004 BURR OAK DR LAS VEGAS NV	12534117109
EHREN LISA ROTH	7290 SHEARED CLIFF LN #102 LAS VEGAS NV	12534117134
EICHEL WILLIAM ELWOOD	5397 PAINTED MIRAGE RD LAS VEGAS NV	12534117117
EICHEL WILLIAM ELWOOD	5397 PAINTED MIRAGE RD LAS VEGAS NV	12534610003
ESPINOZA ISRAEL M	7116 GRAND CASTLE WY LAS VEGAS NV	12527812034
ESPMAR LIVING TRUST	5317 PAINTED MIRAGE RD LAS VEGAS NV	12534610026
EVANS BOBBYE E	5528 GREEN WILLOW ST LAS VEGAS NV	12534511064
FABIAN DAVID LEE REV LIV TR	%D FABIAN 7409 PAINTED SHADOWS WY LAS VEGAS NV	12534117046

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FEDERAL NATIONAL MORTGAGE ASSN	30870 RUSSELL RANCH RD CA6-915-01-03 WESTLAKE VILLAGE CA	12527812035
FEDRIGON TERRY W	7255 OIAMOND CANYON LN #102 LAS VEGAS NV	12534117008
FIFIELD STEPHANIE J	5417 ROSE THICKET ST LAS VEGAS NV	12534512033
FIJOLEK ZBIGNIEW J & MARZENNA M	6912 WHITE LAKES AVE LAS VEGAS NV	12534613004
FIRST HORIZON HOME LOANS	%METLIFE HOME LOANS 4000 HORIZON WY IRVING TX	12527812041
FIRTH BRIAN TRUST	5521 GREEN WILLOW ST LAS VEGAS NV	12534511014
FITZGERALD GERALDINE	2613 MARLOW RD SANTA ROSA CA	12527812047
FLAMM JENNIFER	7280 SHEAREO CLIFF LN #101 LAS VEGAS NV	12534117139
FLETCHER GEORGE JR	5445 SHAY MOUNTAIN PL #101 LAS VEGAS NV	12534117028
FRANCKE ELIZABETH M	7265 SHEAREO CLIFF LN #104 LAS VEGAS NV	12534117082
FRANCOMANO GENNARO & JOY	5525 GREEN WILLOW ST LAS VEGAS NV	12534511013
FRATE JOHN O & MICHELINA	P O BOX 33584 LAS VEGAS NV	12534113022
FREHNER ELLEN P	3613 FISHERMANS OR ASHTON ID	12534210016
FRUIT FLOWER 6909 LAND TRUST	%M & G MCMILLIAN 2000 W ANA RO #102-220 NO LAS VEGAS NV	12534512015
FUNKE PATRICK & KAREN J	6378 PEBBLECREEK RD INDEPENOECE OH	12534610013
GALANG JOHNNY L	5701 ROYAL CASTLE LN LAS VEGAS NV	12527811032
GARDEN CITY L L C	1806 INDUSTRIAL RD LAS VEGAS NV	12527402005
GARRISON LIVING TRUST	1177 WOOFORDS LN GARDNERVILLE NV	12534117017
GIESE SHARON	7250 OIAMONO CANYON LN #202 LAS VEGAS NV	12534117072
GLOVER CRAIG A	1125 E BRICKYARD RD #1605 SALT LAKE CITY UT	12534117049
GLOVER JEFFREY JR & JILL	5529 CRIMSON RIDGE DR LAS VEGAS NV	12534511060
GOHR KRISTEN C	7116 DRAMATIC WY LAS VEGAS NV	12527812063
GOODBAN MAURICE G & MARLYS A	517 AVENUE TERESA SAN CLEMENTE CA	12534117005
GORE ALAN	5455 CAROINAL RIOGE CT #102 LAS VEGAS NV	12534117092
GOTTLIEB MARC	1452 UNIVERSITY AVE SAN DIEGO CA	12527811050
GRASSO ANTHONY V & KAREN	7101 ORAMATIC WY LAS VEGAS NV	12527811054
GRAUMAN DAVID A & REBECCA R	P O BOX 944 LOGANOALE NV	12534610006
GREEN CARYLE	5460 SHAY MOUNTAIN PL #102 LAS VEGAS NV	12534117047
GREENE DONNA M	5465 SHAY MOUNTAIN PL #102 LAS VEGAS NV	12534117041
GREER KEITH	7113 UTOPIA WY LAS VEGAS NV	12527811035
GROHS CHARLES & CAREY	6901 BOTTLE SAGE AVE LAS VEGAS NV	12534511021
GRUBBS ROBERT	7285 SHEAREO CLIFF LN #103 LAS VEGAS NV	12534117105

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GTATREAKS RONALD C & SARAPEE	5501 GREEN WILLOW ST LAS VEGAS NV	12534511068
GULLICKSON DOUGLAS P & MARGARET	3704 TAJ MAHAL DR LAS VEGAS NV	12527812001
GUNNY GARY L & SHERI LABRUM	5409 FLOWERING BUSH CT LAS VEGAS NV	12534512020
HANCE WHITNEY	8541 STANGE AVE LAS VEGAS NV	12534117140
HANSEN LORRAINE 2001 REV LIV TR	P O BOX 3283 NAPA CA	12534117113
HANSEN LORRAINE 2001 REV LIV TR	P O BOX 3283 NAPA CA	12534117114
HANSHEW JASON V	7285 SHEARED CLIFF LN #202 LAS VEGAS NV	12534117108
HANSON PATRICIA	3547 MOON MEADOWS DR RAPID CITY SD	12534117056
HARDING JAMES	5441 PAINTED MIRAGE RD LAS VEGAS NV	12534113019
HEFNER CHARLES JAMES	7113 DRAMATIC WY LAS VEGAS NV	12527811051
HEIL GINNY L	5401 FLOWERING BUSH CT LAS VEGAS NV	12534512048
HELWIG WILLIAM R & VALERIE	5361 PAINTED MIRAGE LAS VEGAS NV	12534610015
HEMMINGS RICHARD	7270 DIAMOND CANYON LN #102 LAS VEGAS NV	12534117062
HENDERSON DAVID JERRY REV LIV TR	1468 SUNNYBROOK LN BELLINGHAM WA	12527813016
HENRIQUEZ JULIO C & VILMA	6821 BOTTLE SAGE AVE LAS VEGAS NV	12534511022
HEREDIA ALBERTO	5505 GREEN WILLOW ST LAS VEGAS NV	12534511018
HERYLA SARAH E	5465 SHAY MOUNTAIN PL #204 LAS VEGAS NV	12534117044
HESS MAYELA	7290 DIAMOND CANYON LN #101 LAS VEGAS NV	12534117055
HEYBORNE SHARON K	5412 FLOWERING BUSH CT LAS VEGAS NV	12534512024
HILL SYLVIA JAYNE	5341 STANDING ROCK PL LAS VEGAS NV	12534613073
HOPP RONALD DANIEL	5465 CARDINAL RIDGE CT #204 LAS VEGAS NV	12534117101
HUFFMAN LORAN N & SANDRA G	7209 UTOPIA WY LAS VEGAS NV	12527812031
HUSETOVIC SAMIR	7521 W BROWN ST #F FOREST PARK IL	12534117138
HUTNER HELEN ETAL	5453 PAINTED MIRAGE RD LAS VEGAS NV	12534210032
INCAROONE LAURA E	6233 LA JOLLA BLVD LA JOLLA CA	12534117065
ISLAND VET L L C	7025 W ANN RD LAS VEGAS NV	12534515009
JACOBS MAGGIE SHEA	585 RUNNING CREEK CT SIMI VALLEY CA	12534210023
JENSEN DUSTIN L	7013 GLASS SLIPPER CT LAS VEGAS NV	12527810037
JOHNSON CHARLES & SUSAN LIV TR	7285 SHEAREO CLIFF LN #104 LAS VEGAS NV	12534117106
JOHNSON STEPHEN O & JACQUELINE S	7117 ORAMATIC WY LAS VEGAS NV	12527812062
JOHNSON WILLIAM	5325 S CALIFORNIA AVE CHICAGO IL	12527810042
JOHNSON WILLIAM B & MARY E	10365 GILESPIE ST LAS VEGAS NV	12527812046

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JOINES FAMILY TRUST	%J & A JOINES CO-TRS 6905 BOTTLE SAGE DR LAS VEGAS NV	12534511067
JONES MAURA L & VICTOR A	7260 W AZURE DR #140-75 LAS VEGAS NV	12527811049
JONES PHILLIP SCOTT & KIMBERLY	5641 GRAND ENTRIES DR LAS VEGAS NV	12527812050
KASCHNER RUDOLF H & BARBARA A	P O BOX 1612 ZEPHYR COVE NV	12534210020
KELLEY JOHN T	5404 HARMONY GREEN DR #201 LAS VEGAS NV	12534117148
KHADEMI-CAPURRO SAHAR D J D ETAL	5509 ROSE THICKET ST LAS VEGAS NV	12534511055
KHANEH HOLDINGS L L C	P O BOX 16297 BEVERLY HILLS CA	12534116004
KINDELL RUTH S REVOCABLE TRUST	7270 DIAMOND CANYON LN #104 LAS VEGAS NV	12534117064
KING DALE T & GENEVA REV FAM TR	7305 CAMROSE RIDGE PL #102 LAS VEGAS NV	12534117116
KIRKER GORDON	7220 UTOPIA WY LAS VEGAS NV	12527812023
KLEIN PATRICIA MICHELLE	8805 CLAYSTONE CT LAS VEGAS NV	12527811009
KOLB JAN & JEAN	5415 CRIMSON CREST PL #202 LAS VEGAS NV	12534117006
KROGH JACQUELINE A	5465 SHAY MOUNTAIN PL #101 LAS VEGAS NV	12534117040
KROHN CURTIS A & CYNTHIA L	6928 WHITE LAKES AVE LAS VEGAS NV	12534613008
KUZANEK EDWARD L & JANET REV TR	7264 VISTA BONITA DR LAS VEGAS NV	12534210035
LAMB TRUMAN C III	5465 CARDINAL RIDGE CT #103 LAS VEGAS NV	12534117099
LANATA MICHAEL L	6908 BOTTLE SAGE AVE LAS VEGAS NV	12534511058
LEE FREDEL M LIVING TRUST	7290 DIAMOND CANYON LN #103 LAS VEGAS NV	12534117057
LESSNICK JENNIFER M	%J MAYON-HOFFMAN 7768 BUCKWOOD CT LAS VEGAS NV	12534117069
LETCHWORTH DARREN T & KAREN A	5608 ROYAL CASTLE LN LAS VEGAS NV	12527811003
LEWIS CHRISTY E	12001 AZURE SHORES CT AUSTIN TX	12534117038
LEWIS JEANNE A	5450 SHAY MOUNTAIN PL #104 LAS VEGAS NV	12534117052
LILORE CHARLES & PATRICIA	5417 FLOWERING BUSH CT LAS VEGAS NV	12534512022
LITTLE MARVELLA K	6318 LEMON AVE #B SAN GABRIEL CA	12534511056
LOLLINO LUIGI TRUST	1 CHANCELLOR CT HAWTHORN WOODS IL	12534610010
LONG DANIEL	P O BOX 1092 THAYNE WY	12534117129
LOR SAMSON & YUEN MAN FAMILY TR	20441 VIA CELLINI NORTHRIDGE CA	12534117073
LOVE KATHLEEN & ALLEN G JR	7229 VISTA BONITA DR LAS VEGAS NV	12534210018
LUCAS DANIEL D & STACE L	5450 CARDINAL RIDGE CT #104 LAS VEGAS NV	12534117088
LUCEVIC FEHRIJA	5628 GRAND ENTRIES DR LAS VEGAS NV	12527812039
M M REVOCABLE FAMILY LIVING TR	%D SEDERA 1413 STRIKE JUMPER CT LAS VEGAS NV	12527812045
MAIDEN RUN L L C	6041 CLARK ST LAS VEGAS NV	12527812042

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MANIRE SEAN K & EVANGELINE	5325 STANDING ROCK PL LAS VEGAS NV	12534613017
MARCHANT STEVEN & LISA C	7109 DRAMATIC WY LAS VEGAS NV	12527811052
MARINELLO LEONARD STEVEN	5658 OAKMONT CT DISCOVERY BAY CA	12534117150
MARINELLO LEONARD STEVEN	5658 OAKMONT CT DISCOVERY BAY CA	12534117137
MARSHALL FAMILY TRUST	5513 GREEN WILLOW ST LAS VEGAS NV	12534511016
MARTIN JAMES & EVA	5415 CRIMSON CREST PL #104 LAS VEGAS NV	12534117004
MARTINEK SHARON G	5455 CARDINAL RIDGE CT #101 LAS VEGAS NV	12534117091
MARTINEZ JESUS H PEREZ	5345 STANDING ROCK PL LAS VEGAS NV	12534613072
MARTY JORGE D & MIGDALIA	7117 GRAND CASTLE WY LAS VEGAS NV	12527812068
MASTON DURRELL L	5321 STANDING ROCK PL LAS VEGAS NV	12534613018
MASTROIANNI JAMES J JR	275 E EDGEWOOD AVE TRAFFORD PA	12534218036
MCCALL NANCY	7200 VISTA BONITA AVE LAS VEGAS NV	12534610007
MCCLAIN NICK L	5349 STANDING ROCK PL LAS VEGAS NV	12534613071
MCCLELLAN DAWN L LIVING TRUST	5429 PAINTED SUNRISE DR LAS VEGAS NV	12534117067
MCDEVITT PATRICK A	5941 MANSION ST LAS VEGAS NV	12527811055
MCGREGOR GEORGE & LINDA	P O BOX 36 EMBLEM WY	12534117145
MCGUIRE DANIEL C	5337 PAINTED MIRAGE RD LAS VEGAS NV	12534610021
MCHUGH MARC	7255 DIAMOND CANYON LN #204 LAS VEGAS NV	12534117011
MCLELLAN DOUGLAS L	7275 DIAMOND CANYON LN #202 LAS VEGAS NV	12534117018
MCLEOD WARREN R	7000 ELLIS ISLAND CT LAS VEGAS NV	12527810041
MCNULTY MARCIA L	33502 ATLANTIC AVE DANA POINT CA	12534210021
MELTON JOHN W & MICHELLE E	134 TRAVOIS RD LOUISVILLE KY	12534117089
MILTON 1998 TRUST	7248 VISTA BONITA DR LAS VEGAS NV	12534210039
MILTON KENNETH E & MAXINE M	7248 VISTA BONITA DR LAS VEGAS NV	12534117079
MISCHIARA PETER J	5329 PAINTED MIRAGE RD LAS VEGAS NV	12534610023
MONTO TINA M	7295 DIAMOND CANYON LN #204 LAS VEGAS NV	12534117023
MORCOM KAREN	#38 3003-34 AVE N W EDMONTON ALBERTA CANADA T6T 0A1	12534610014
MORGAN CARLTON R SEP PPTY TR	2708 GANZO ST LAS VEGAS NV	12527812057
MORGAN GARY M	BOX 110 UNIT 15335 APO AP	12534117130
MORROW TIMOTHY J & NIKKI LIV TR	5512 HARLEY CT LAS VEGAS NV	12527811043
MULVEY MICHAEL P & EVELYN V	5612 ROYAL CASTLE LN LAS VEGAS NV	12527811004
NEW ALBERTSON'S INC	%DEPT 70428-CORPORATE TAX 250 PARKCENTER BLVD P O BOX 20 BOISE ID	12534515002

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NGO NAM	6530 N BUFFALO DR #120 LAS VEGAS NV	12527811046
NGO NAM	7005 ELLIS ISLAND CT LAS VEGAS NV	12527810047
NISHIMOTO CASTLE K & BONNIE LEE	6924 WHITE LAKE AVE LAS VEGAS NV	12534613007
NITZSCHKE LORI ANN & DALE F	7009 DRAMATIC WY LAS VEGAS NV	12527810001
NORRIS MICHELLE C	695 ATHERTON PL HAYWARD CA	12534117083
OATIS KATHY	5329 STANDING ROCK PL LAS VEGAS NV	12534613016
O'CONNOR PILAR	6818 HAWKS NEST TRL FORT WAYNE IN	12534117032
O'LARK LIVING TRUST	7065 W ANN RD #130-532 LAS VEGAS NV	12534511057
OMALLEY JOHN C & ANN M	5445 PAINTED MIRAGE RD LAS VEGAS NV	12534210030
OREGON DERRICK D	5455 CRIMSON CREST PL #103 LAS VEGAS NV	12534117075
ORMOND JEFFREY A & LINDA D	6818 E FISH LAKE RD MAPLE GROVE MN	12534117146
O'ROURKE LORALEE A	7256 VISTA BONITA DR LAS VEGAS NV	12534210037
PAINTED MIRAGE PROPERTIES	%C KOPLOW TRS 1137 BUEHLER DR LAS VEGAS NV	12534113024
PALLAN ABELARDO REVOCABLE LIV TR	7260 VISTA BONITA DR LAS VEGAS NV	12534210036
PALSTRA DONALD M & LORNA J	%LDP PTNRS LLC 4780 W ANN RD #S-275 NO LAS VEGAS NV	12527812051
PAPSON EDWARD M & BARBARA FAM TR	7255 DIAMOND CANYON LN #104 LAS VEGAS NV	12534117010
PARLOR DONNA	3017 BECKS HILL DR LAS VEGAS NV	12534210019
PATRICK JOHN V & SHARON M	5520 GREEN WILLOW ST LAS VEGAS NV	12534511062
PEARSON MATTHEW & AMANDA	7217 UTOPIA WY LAS VEGAS NV	12527812029
PEKARCIK DEBRA M	5349 PAINTED MIRAGE RD LAS VEGAS NV	12534610018
PERALES ROBERT	5337 STANDING ROCK PL LAS VEGAS NV	12534613014
PEREZ JORGE C & MARIA L	6900 FRUIT FLOWER AVE LAS VEGAS NV	12534512028
PETERMANN SUN JA	8076 MOHICAN CANYON ST LAS VEGAS NV	12534117127
PETERS STEVEN J & D J JT LIV TR	7216 VISTA BONITA DR LAS VEGAS NV	12534210027
PETKOV VALENTINA S	9260 BRONZE RIVER AVE LAS VEGAS NV	12534117135
PEVERINI DAVID E TRUST	960 FRONT ST SOLEDAD CA	12534611002
PLESH DAVID & LINDA	471 E ADAMS ELMHURST IL	12534613040
PORTER CANDACE A	5465 SHAY MOUNTAIN PL #103 LAS VEGAS NV	12534117042
POSITIVE EXPECTATIONS USA L L C	8441 ILLUSIONARY MAGIC CIR LAS VEGAS NV	12534610024
PRESLEY SHANE E & WENDY M	5340 STANDING ROCK PL LAS VEGAS NV	12534613041
PROESTOS PEGGY	5313 PAINTED MIRAGE RD LAS VEGAS NV	12534610027
PROSKE ROBERT E & DONNA B	1934 BIRCH ST DES PLAINES IL	12534117034

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PRZYBYS JOHN J	7101 UTOPIA WY LAS VEGAS NV	12527811038
QUAGLIA RICHARD T	7295 DIAMOND CANYON LN #103 LAS VEGAS NV	12534117021
QUESNELL JAN KATHERINE	7280 SHEARED CLIFF LN #202 LAS VEGAS NV	12534117144
QUITON JANICE	5529 GREEN WILLOW ST LAS VEGAS NV	12534511012
R F K HOLDING 4 L L C	905 CALVILLE ESTATES CT HENDERSON NV	12527812054
RADOWICK JEAN A	8501 HUNTERS TRACE LN PLANO TX	12534210031
RAMIREZ MARIA	5712 GRAND ENTRIES DR LAS VEGAS NV	12527812044
RANGEL JORGE L	7001 DRAMATIC WY LAS VEGAS NV	12527810003
RASMUSSEN KELLY S & KATHY R	5517 GREEN WILLOW ST LAS VEGAS NV	12534511015
RAYFORD CELESE	4213 CACKLING GOOSE DR NO LAS VEGAS NV	12534117037
REARDON UMNAOY	7205 UTOPIA WY LAS VEGAS NV	12527812032
REDA FRANCIS X & ANNETTE	6916 WHITE LAKES AVE LAS VEGAS NV	12534613005
REEMS MARVIN & JUDITH	5437 PAINTED MIRAGE RD LAS VEGAS NV	12534113020
REINAGLE LARRY	7125 GRAND CASTLE WY LAS VEGAS NV	12527812066
RICE CARLOS U & MARIE L	5717 GRAND ENTRIES DR LAS VEGAS NV	12527813017
RICHARDS J M	P O BOX 15480 LAS VEGAS NV	12534610019
RICHARDSON RONALD J	345 CLIFTON AVE SAN JOSE CA	12534613039
RICHEY-HENDERSON SHERYL	5605 GRAND ENTRIES DR LAS VEGAS NV	12527812072
RIO VISTA PLAZA L L C	P O BOX 11568 NEWPORT BEACH CA	12534515004
RIO VISTA PLAZA L L C	P O BOX 11568 NEWPORT BEACH CA	12534515001
RIO VISTA PLAZA L L C	P O BOX 11568 NEWPORT BEACH CA	12534515003
ROBERTSON REBECCA N	7275 DIAMOND CANYON LN #102 LAS VEGAS NV	12534117014
RODRIGUEZ RICARDO	7290 DIAMOND CANYON LN #104 LAS VEGAS NV	12534117058
ROJAS NANCY	5628 ROYAL CASTLE LN LAS VEGAS NV	12527811008
ROTH LINDA SUSAN & BARBARA JEAN	7265 SHEARED CLIFF LN #102 LAS VEGAS NV	12534117080
ROYBAL FAMILY TRUST	5508 GREEN WILLOW ST LAS VEGAS NV	12534511059
RUSSELL CHRISTINE M	1 SOUTH 710 BIRCHBROOK CT GLEN ELLYN IL	12534117074
RUSO MICHAEL	5455 SHAY MOUNTAIN PL #202 LAS VEGAS NV	12534117039
RUSTOMJI RODA TRS	5616 ROYAL CASTLE LN LAS VEGAS NV	12527811005
RUTKOWSKI THERESA H	7270 SHEARED CLIFF LN #103 LAS VEGAS NV	12534117147
RYAN M E L L C	5445 DREXEL RD LAS VEGAS NV	12534501004
RYAN M E L L C	5445 DREXEL RD LAS VEGAS NV	12534515005

Report of All Selected Parcels**Case Number:** SDR-41035**Printed On:** Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
RYAN M E L L C	5445 DREXEL RD LAS VEGAS NV	12534501007
RYAN M E L L C	5445 DREXEL RD LAS VEGAS NV	12534601006
RYAN M E L L C	5445 DREXEL RD LAS VEGAS NV	12534601005
RYAN M E L L C	5445 DREXEL RD LAS VEGAS NV	12534601003
RYAN M E L L C	5445 DREXEL RD LAS VEGAS NV	12534501006
RYAN M E L L C	5445 DREXEL RD LAS VEGAS NV	12534501005
RYAN M E L L C	5445 DREXEL RD LAS VEGAS NV	12534601004
RYAN MICHAEL T & ANGELA L	5333 STANDING ROCK PL LAS VEGAS NV	12534613015
SACKS RICHARD	8064 BURLINGTON CT LAKE WORTH FL	12534117030
SACKS RICHARD	1755 E HALLANDALE BEACH BLVD #406 HALLANDALE FL	12534117070
SADOWSKY MARION & IRA	7280 SHEARED CLIFF LN LAS VEGAS NV	12534117141
SADRI-NOSHAD SAMAD	7208 VISTA BONITA DR LAS VEGAS NV	12534210025
SAITTA FAMILY TRUST	1831 W JUSTINE CT PAHRUMP NV	12527410006
SAMMONS LINDA A M	5720 GRAND ENTRIES DR LAS VEGAS NV	12527813015
SANCHEZ LUCIO	7105 DRAMATIC WY LAS VEGAS NV	12527811053
SANDPIPER GOLF VILLAS HOWNERS	%KEY MANAGEMENT 3172 N RAINBOW BLVD PMB 227 LAS VEGAS NV	12534210042
SANTISI GIANNI	P O BOX 400144 LAS VEGAS NV	12534117133
SAPONARO JOSEPH JAMES & DENISE K	5405 ROSE THICKET ST LAS VEGAS NV	12534512030
SAPPINGTON DARCY L	5450 CARDINAL RIDGE CT #103 LAS VEGAS NV	12534117087
SAVARONA L L C	33 TALL RUFF DR LAS VEGAS NV	12534117071
SAWICKI JOSEPH	5413 FLOWERING BUSH CT LAS VEGAS NV	12534512021
SCALES RITA J	5415 CRIMSON CREST PL #103 LAS VEGAS NV	12534117003
SCALZI CHRISTOPHER D & NICOLE M	7290 SHEARED CLIFF LN #104 LAS VEGAS NV	12534117136
SCEICZINA KATHRYN	7280 SHEARED CLIFF LN #104 LAS VEGAS NV	12534117142
SCHAFER FAMILY 1999 TRUST	17811 TIMBER BRANCH PL SANTA CLARITA CA	12534117110
SCHLOSSER CINDY L & JAMES R	5401 ROSE THICKET ST LAS VEGAS NV	12534512029
SCHMIDT GARY W & HILDA C	P O BOX 678 CENTER HARBOR NH	12534610017
SCHOEFFLER ROBERT N & KATHLEEN	5450 CARDINAL RIDGE CT #102 LAS VEGAS NV	12534117086
SCHULTZ DONALD TRUST	5433 PAINTED MIRAGE RD LAS VEGAS NV	12534113021
SCOTT ARLENE M	7212 VISTA BONITA DR LAS VEGAS NV	12534610001
SCOTT SHANE K	7212 VISTA BONITA DR LAS VEGAS NV	12534113025
SELF GENEVRA L	7290 DIAMOND CANYON LN #204 LAS VEGAS NV	12534117059

Report of All Selected Parcels**Case Number:** SDR-41035**Printed On:** Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
SHAY ROBIN A	11075 SILVERTREE CT FISHERS IN	12534117029
SHULMAN MARK & ROBERTA REV TR	7240 VISTA BONITA DR LAS VEGAS NV	12534210041
SILVA EMILY & REBECCA	7109 GRAND CASTLE WY LAS VEGAS NV	12527811044
SIMPSON REX JAY & COLLEEN MARIE	5408 ROSE THICKET ST LAS VEGAS NV	12534512036
SINDELAR GEORGE REVOCABLE LIV TR	2465 SERENE MODN DR HENDERSON NV	12534117111
SKALA LAWSON	5524 GREEN WILLOW ST LAS VEGAS NV	12534511063
SKY POINTE HOTEL GROUP L L C	9115 W RUSSELL RD #210 LAS VEGAS NV	12527410004
SMITH IRMCA SONJA	8109 DESERT JEWEL CIR LAS VEGAS NV	12534210033
SMITH RICHARD F & JULIA A	5404 ROSE THICKET ST LAS VEGAS NV	12534512037
SMITH RICHARD L & JENNY E	7330 CAMROSE RIDGE PL #202 LAS VEGAS NV	12534117120
SNITMAN MARC D	7310 CAMRDSE RIDGE PL #202 LAS VEGAS NV	12534117132
SNYDER ELIZABETH A REVOCABLE TR	5389 PAINTED MIRAGE RD LAS VEGAS NV	12534610005
SO NV REGIONAL HOUSING AUTHORITY	%C ROWE 340 N 11 ST #170 LAS VEGAS NV	12527812048
SOBOLE FAMILY TRUST	8518 RIVER RIDGE DR LAS VEGAS NV	12534610009
SOMOSOT RAYMUNDO	5721 GRAND ENTRIES DR LAS VEGAS NV	12527813018
SPISAK JASON J & HOLLY A	5405 FLOWERING BUSH CT LAS VEGAS NV	12534512049
STAKER KURT & KAREN E	8307 GRANITE MOUNTAIN LN LAS VEGAS NV	12534117054
STARESINIC JENNIFER A	6905 FRUIT FLOWER AVE LAS VEGAS NV	12534512014
STARKEY SHIRLEY A	7220 VISTA BONITA DR LAS VEGAS NV	12534113027
STEPHENSON JUNE A	11219 W COTTONWOOD LN AVONDALE AZ	12534117033
STEWART BRIAN & ANISSA L	7229 UTOPIA WY LAS VEGAS NV	12527812026
STEWART RICHARD D & NANNETTE	7244 VISTA BONITA DR LAS VEGAS NV	12534210040
STOLP ZACHARY A	5624 GRAND ENTRIES DR LAS VEGAS NV	12527812038
STONE CHARLES A	904 TRACY LN FRANKFORT KY	12527812040
STONE DALE W & CYNTHIA N	5600 EMPEROR WY LAS VEGAS NV	12527810004
STOP N SHOP 6 LAND L L C	3399 S DURANGO DR #105 LAS VEGAS NV	12527410007
STORCH BERND & MIYAKO LIVING TR	%KFC X527004 P O BOX 35370 LOUISVILLE KY	12534515006
STUDER HEATHER A	7320 CAMROSE RIDGE PL #104 LAS VEGAS NV	12534117124
SUTHERLAND CATHARINA L	7228 VISTA BONITA DR LAS VEGAS NV	12534113029
SUTTON GERALD M & SHIGEKO	10650 ADAMSONG AVE LAS VEGAS NV	12534117143
SUTTON JAMES A & MARY E	P O BOX 1567 13806 SANRIDGE RD LONG BEACH WA	12534613042
SYKES WILLIE D	6901 FRUIT FLOWER AVE LAS VEGAS NV	12534512013

Report of All Selected Parcels**Case Number:** SDR-41035**Printed On:** Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
SYSTEM CAPITAL REAL PPTY CDRP	%MCDONALDS CORP #27-0161 P O BOX 182571 COLUMBUS OH	12534515010
TAVARES ABRAHAM O	4259 HOOVER ST #108 LOS ANGELES CA	12527811040
TAXPAYER	LAS VEGAS NV	12534511054
TELLES MICHAEL	7025 DRAMATIC WY LAS VEGAS NV	12527811056
TENAYA LODGE LAND L L C	3399 S DURANGO DR #105 LAS VEGAS NV	12527410005
TENNUTTI JOSEPH & SUSAN	7632 VALLEY GREEN DR #202 LAS VEGAS NV	12534117016
TERRIBLE HERBST INC	%TERRIBLE HERBST OIL CO 5195 LAS VEGAS BLVD S LAS VEGAS NV	12534516001
THOM KEVIN LEE & CHRISTY L	5625 GRAND ENTRIES DR LAS VEGAS NV	12527812053
THOMAS AMANDA ROSE	5604 ROYAL CASTLE LN LAS VEGAS NV	12527811002
THOMAS VICKIE J	5455 SHAY MOUNTAIN PL #103 LAS VEGAS NV	12534117036
TOPPING MARK	7255 DIAMOND CANYON LN #101 LAS VEGAS NV	12534117007
TORTOMASI STEVEN A	7275 DIAMOND CANYON LN #101 LAS VEGAS NV	12534117013
TOWNER NICHOLAS ALLEN	7216 UTOPIA LAS VEGAS NV	12527812022
UTOPIA REALTY L L C	4001 S DECATUR BLVD #37-156 LAS VEGAS NV	12527811034
UTOPIA REALTY L L C	4001 S DECATUR BLVD #37-156 LAS VEGAS NV	12527811037
VALIGURA FRED L & STEPHANIE M	7225 UTOPIA WY LAS VEGAS NV	12527812027
VALTIERRA MARTHA	6932 WHITE LAKES AVE LAS VEGAS NV	12534613009
VARDARO ANTHONY P & HELEN	1303 COBBLESTONE CT MIDDLE ISLAND NY	12534117001
VARELA SAMUEL R	5480 RIO VISTA ST LAS VEGAS NV	12534503013
VAUGHAN WISEAMON & MARIE ANNE T	7330 CAMROSE RIDGE PL #102 LAS VEGAS NV	12534117119
VEACH TERRI J	6824 FRUIT FLOWER AVE LAS VEGAS NV	12534512039
VELARDO ROBERT & PATRICIA	7212 UTOPIA WY LAS VEGAS NV	12527812021
WATSON ELIANE F & JAMES H	5273 CROOKED VALLEY DR LAS VEGAS NV	12534218037
WESTERN SHEET METAL INC	3919 W 1870 SOUTH SALT LAKE CITY UT	12534113028
WICKHAM HAROLD J	5600 ROYAL CASTLE LN LAS VEGAS NV	12527811001
WIENS GREGORY E	9794 ICE BOX CANYON CT LAS VEGAS NV	12534117125
WILDE PAUL K & ADELE C	7853 BEN HOGAN DR LAS VEGAS NV	12534117025
WILLE KENNETH C	620 S KASPER AVE ARLINGTON HEIGHTS IL	12534117102
WILLIAMS ARTHUR BILL & COLEEN S	5455 CRIMSON CREST PL #202 LAS VEGAS NV	12534117078
WILLIAMS MILDRED TRUST	8227 LOST RIVER RD CORONA CA	12534117022
WOLCOTT FLOYD R	5401 PAINTED MIRAGE RD LAS VEGAS NV	12534610002
WOLFRAM MYRNA D	5413 PAINTED MIRAGE RD LAS VEGAS NV	12534113026

Report of All Selected Parcels**Case Number:** SDR-41035**Printed On:** Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
WONG FAMILY TRUST	1562 29TH AVE SAN FRANCISCO CA	12534117104
WONG GEORGE & LINDY	5516 GREEN WILLOW ST LAS VEGAS NV	12534511061
WOODBEEK FRANK R II & MARISSA R	5409 ROSE THICKET LAS VEGAS NV	12534512031
WOODY CHRISTOPHER J & MARIE A	7221 UTOPIA WY LAS VEGAS NV	12527812028
WRIGHT CHARLES G & MARY L	5373 PAINTED MIRAGE RD LAS VEGAS NV	12534610012
WYRICK CHERA	P O BOX 15211 PLANTATION FL	12527812074
YEOH SHIRLEY SAY HONG	753 CITADEL DR PORT COQUITLAM BC V3C 6E4 CANADA	12534117096
ZAK TIMOTHY J & CHRISTINE M	19203 LAUREL DR WALTON HILLS OH	12534117107
ZALL NEVADA PROPERTIES L L C	4725 S MDNACO ST #340 DENVER CO	12534117050
ZALL NEVADA PROPERTIES L L C	4725 S MONACO ST #330 DENVER CO	12534117085
ZANTOP ELIZABETH A	7224 UTOPIA WY LAS VEGAS NV	12527812024
ZENDER MICHAEL CHARLES	5645 GRAND ENTRIES DR LAS VEGAS NV	12527812049



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN O. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

April 13, 2011

Mr. Ed Bozarth
5501 Drexel, LLC
5501 Drexel Road
Las Vegas, Nevada 89130

**RE: SDR-41035 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF APRIL 12, 2011**

Dear Mr. Bozarth:

Your request for a Major Amendment to an approved Site Development Plan Review (SD-0031-97) FOR A PROPOSED 7,300 SQUARE-FOOT AUTOMOBILE SHOWROOM ADDITION AT AN EXISTING MOTOR VEHICLES SALES (NEW) FACILITY on 9.46 acres at 5501 Drexel Road (APN 125-34-501-003), C-2 (General Commercial) Zone, Ward 6 (Ross), was considered by the Planning Commission on April 12, 2011.

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

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 and building elevations, date stamped 02/24/11, except as amended by conditions herein.
3. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit

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



5. 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).
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. 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.
9. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property without the appropriate permits. Existing temporary signage located at the site shall be permitted pursuant to Title 19.14, or removed within 10 days of final approval.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Remove all substandard sidewalk improvements, if any, adjacent to this site and replace with new sidewalk meeting current City Standards concurrent with on-site development activities as shown on the approved Site Plan.
13. Comply with all applicable previous conditions of approval for SD-31-97 and all other site-related actions.

Mr. Ed Bozarth
SDR-41035 - Page Three
April 13, 2011

This action by the Planning Commission on **April 12, 2011** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **April 25, 2011**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

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

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Richard Youngblood
Youngblood Architecture
4045 Dean Martin Drive
Las Vegas, Nevada 89103



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

March 30, 2011

Mr. Ed Bozarth
5501 Drexel, LLC
5501 Drexel Road
Las Vegas, Nevada 89130

**RE: SDR-41035 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF APRIL 12, 2011**

Dear Mr. Bozarth:

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

cc: Mr. Richard Youngblood
Youngblood Architecture
4045 Dean Martin Drive
Las Vegas, Nevada 89103

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

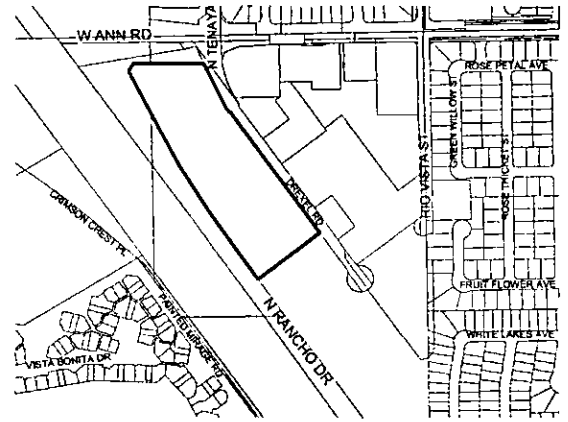
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www.lasvegasnevada.gov



Application Information

SDR-41035 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: ED BOZARTH CHEVROLET - OWNER: 5501 DREXEL, LLC - Request for a Major Amendment to an approved Site Development Plan Review (SD-0031-97) FOR A PROPOSED 7,300 SQUARE-FOOT AUTOMOBILE SHOWROOM ADDITION AT AN EXISTING MOTOR VEHICLES SALES (NEW) FACILITY on 9.46 acres at 5501 Drexel Road (APN 125-34-501-003), C-2 (General Commercial) Zone, Ward 6 (Ross).

Application Location



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

Public Hearing Information

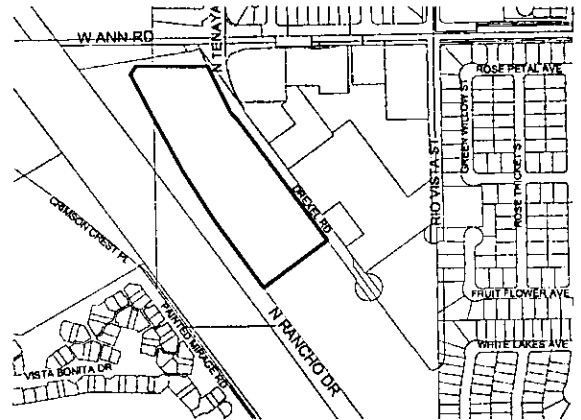
Meeting: Planning Commission
Date: April 12, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

SDR-41035 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: ED BOZARTH CHEVROLET - OWNER: 5501 DREXEL, LLC - Request for a Major Amendment to an approved Site Development Plan Review (SD-0031-97) FOR A PROPOSED 7,300 SQUARE-FOOT AUTOMOBILE SHOWROOM ADDITION AT AN EXISTING MOTOR VEHICLES SALES (NEW) FACILITY on 9.46 acres at 5501 Drexel Road (APN 125-34-501-003), C-2 (General Commercial) Zone, Ward 6 (Ross).

Application Location



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

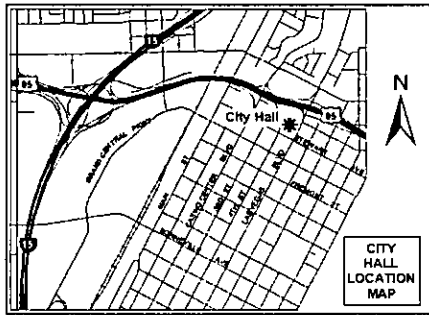
Public Hearing Information

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

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>.

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

☐

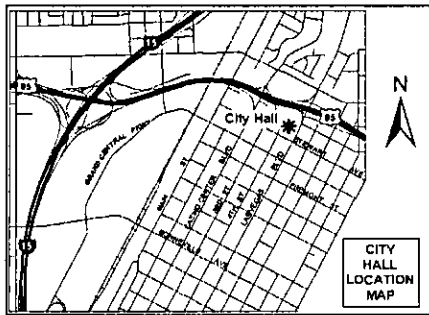
I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-41035
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.

SDR-41035
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 Riecki, Survey (FM, PM, & A's only)
Date: March 16, 2011
Re: **SDR-41035** Youngblood Architecture 5501 Drexel Rd.
Request for a Site Development Plan Review for a proposed addition to an existing motor vehicle sales (new) facility

CONDITIONS OF APPROVAL:

1. Remove all substandard sidewalk improvements, if any, adjacent to this site and replace with new sidewalk meeting current City Standards concurrent with on-site development activities as shown on the approved Site Plan.
2. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
3. Comply with all applicable previous conditions of approval for SD-31-97 and all other site-related actions.

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-41035

Ambiance Estates HOA

Canyon Creek North HOA

Cimarron Village North HOA

Copper Crest HOA

Desert Creek HOA

Desert Greens HOA

Eagle Crest Apartments

Lone Mountain Village HOA

Mountain Gate HOA

Northwest Citizens Board NA

Ranch House Estates HOA

Rancho Santa Fe HOA

Sandpiper Golf Villas HOA

Solana Del Mar Community Association

Summerhills Owners Association

Tierra Vista NA

Timber Creek HOA

Tropical Meadows HOA

Turning Point Community Association

Vintage Hills HOA

Viscaya HOA

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

SDR-41035

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC - 8 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1 st Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	DSC - 9 th Floor
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY / US MAIL

<CCSD>	LINDA PERRI	4190 MCLEOD DRIVE, 2 ND FLOOR
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*STREETS & SANITATION (DPW)	JERRY WALKER	DSC
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	DSC
*SID (DPW)	PATRICK MURPHY	4 th FLOOR CITY HALL
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4 th FLOOR
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 GRISSOM AVENUE, BUILDING 11, SUITE 103D

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



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

SDR-41035 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT:
YOUNGBLOOD ARCHITECTURE - OWNER: 5501 DREXEL, LLC - Request for a Major Amendment to an approved Site Development Plan Review (SD-0031-97) FOR A 7,300 SQUARE FOOT AUTOMOBILE SHOWROOM ADDITION AT AN EXISTING MOTOR VEHICLES SALES (NEW) FACILITY on 9.46 acres at 5501 Drexel Road (APN 125-34-501-003), C-2 (General Commercial) Zone, Ward 6 (Ross).

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:

YK

Report Date 02/24/2011 02:23 PM

Submitted By

Page 1

A/P # 41035 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/24/2011 13:09	983052	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

SDR-41035 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: YOUNGBLOOD ACHITECTURE/OWNER: 5501 DREXEL, LLC - Request for a Major Amendment to an approved Site Development Plan Review (SD-0031-97) FOR A 7,300 SQUARE FEET AUTOMOBILE SHOWROOM ADDITION on 9.46 acres at 5501 Drexel Road (APN 125-34-501-003), C-2 (General Commercial) Zone, Ward 6 (Ross).

Parent A/P #

Project # 41035 Project/Phase Name ED BOZARTH CHEVROLET Phase #
Size/Area 9.46 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 12534501003

Location

Owner/Tenant

Contact ID AC1820634 Name 5501 DREXEL L L C
Mailing Address 5501 DREXEL RD Organization
City LAS VEGAS State/Province NV
ZIP/PC 89130-1619 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

5501 DREXEL RD
LAS VEGAS, 89130-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12534501003

Report Date 02/24/2011 02:23 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1820634 ☐ Foreign
Effective Expire
Name 5501 DREXEL L L C
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 5501 DREXEL RD
LAS VEGAS, NV 89130-1619
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

Primary Y Capacity OTHER Other REP Contact ID AC1688579 ☐ Foreign
Effective Expire
Name YOUNGBLOOD ARCHITECTURE
Day Phone (702)997-5080 x Eve Phone Organization
Pager PIN # Position
Fax (702)995-0208 Mobile Profession
E-Mail
Address 4045 DEAN MARTIN DR.
LAS VEGAS, NV 89103
Seasonal Addr

Valid From To
Comments richard youngblood - 997-5080

Report Date 02/24/2011 02:23 PM

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

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	02/24/2011 13:11	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	02/24/2011 13:11	30.00
PROCESSING FEE	P	02/24/2011 13:11	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
---	-------------	---	--------	--------	--------	---------	-----------	---------

Activity/Review/Details

Detail SUBMITTAL CHECKLIST (SDR)

Modified By FSOLIS

Modified Date/Time 02/24/2011 13:09

Comments

No Comments

Report Date 02/24/2011 02:23 PM

Submitted By

Page 4

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	N 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 Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
--	----------	-------------------------	---------------	------------	--------------	----------

Z-LEGAL				983052	02/24/2011 13:09	
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?

N 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				
------------	----	-----------	--	--	--	--

FSOLIS	02/24/2011					
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0	0	0
---	---	---

Report Date 02/24/2011 02:23 PM

Submitted By

Page 5

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

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

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
-------------------------	------	-------	----	----------

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------------	-------------	------------	-------	------	-------

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	02/24/2011 13:12		0.00
	BY FRED SOLIS, PLNG, 5409; YOUNGBLOOD ARCH PC CK 1077, 208.691.9679				

No Model Home Details



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Design Review - Additional building area & exterior materials/signage
Project Address (Location) 5501 Drexel Road, Las Vegas, NV 89130
Project Name Ed Bozarth Chevrolet - Showroom Addition Proposed Use Automobile Sales
Assessor's Parcel #(s) 125-34-501-003 Ward # 6
General Plan: existing GC proposed GC Zoning: existing C-2 proposed C-2
Commercial Square Footage 89490 Exist + 7300 New Floor Area Ratio -
Gross Acres 9.45 Lots/Units NA Density NA
Additional Information Design review for new exterior materials and building signage.

PROPERTY OWNER 5501 Drexel, Llc Contact Ed Bozarth
Address 5501 Drexel Road Phone: 967-5500 Fax: 967-5561
City Las Vegas State Nevada Zip 89130
E-mail Address edbozarth@aol.com

APPLICANT Ed Bozarth Chevrolet Contact Ed Bozarth
Address 5501 Drexel Road Phone: 967-5500 Fax: 967-5561
City Las Vegas State Nevada Zip 89130
E-mail Address edbozarth@aol.com

REPRESENTATIVE Youngblood Architecture, Ltd Contact Richard Youngblood
Address 4045 Dean Martin Drive Phone: 997-5080 Fax: 995-0208
City Las Vegas State Nevada Zip 89103
E-mail Address richard@rjyoungblood.com

Property Owner Signature* [Signature]

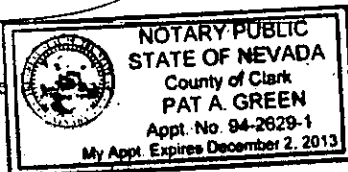
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Mark Miller

Subscribed and sworn before me

This 14th day of March, 2011

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SDR- 41035</u>
Meeting Date:	<u>4/12/11</u>
Total Fee:	<u>1030.00</u>
Date Received:*	<u>2/24/11</u>
Received By:	<u>F.S.</u>

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



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Design Review

Project Address (Location) 5501 Drexel Road, Las Vegas, Nevada 89130

Project Name Ed Bozarth Chevrolet Showroom Remodel Proposed Use Auto Dealership

Assessor's Parcel #(s) 125-34-501-003 Ward # Six (6)

General Plan: existing GC proposed GC Zoning: existing C-2 proposed C-2

Commercial Square Footage 89,490 sf Floor Area Ratio 21.72%

Gross Acres 9.46 Acres Lots/Units NA Density NA

Additional Information Design Review for the Remodel of the existing Automobile Showroom and new Exterior Materials.

PROPERTY OWNER 5501 Drexel, Llc.

Contact Ed Bozarth

Address 5501 Drexel Road

Phone: 967-5500 Fax: 967-5561

City Las Vegas

State Nevada Zip 89130

E-mail Address _____

APPLICANT Youngblood Architecture

Contact Richard Youngblood

Address 4045 Dean Martin Drive

Phone: 997-3080 Fax: 998-0208

City Las Vegas

State Nevada Zip 89103

E-mail Address richard@rjyoungblood.com

REPRESENTATIVE Youngblood Architecture

Contact Richard Youngblood

Address 4045 Dean Martin Drive

Phone: 997-5080 Fax: 998-0208

City Las Vegas

State Nevada Zip 89103

E-mail Address richard@rjyoungblood.com

Property Owner Signature* [Signature]

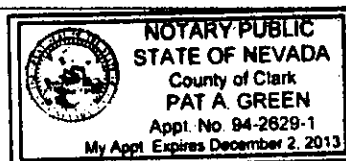
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name MARK MILLER

Subscribed and sworn before me

This 23rd day of FEBRUARY, 20 11

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #

SOR-41035

Meeting Date: 4-12-11

Total Fee: 1030

Date Received: * 2-24-11

Received By: FS.

*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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-41035** APN: 125-34-501-003

Name of Property Owner: 5501 Drexel, Llc dba: Ed Bozarth Chevrolet

Name of Applicant: Ed Bozarth

Name of Representative: Youngblood Architecture - Richard Youngblood

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: MARK MILLER

RECEIVED

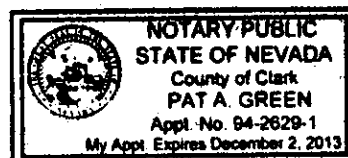
FEB 24 2011

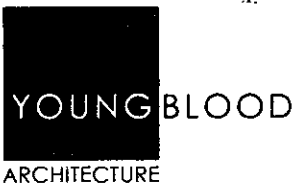
City of Las Vegas

Subscribed and sworn before me

This 23 day of FEBRUARY, 2011

Notary Public in and for said County and State





27 January 2011

City of Las Vegas
Planning & Development Department

Re: **Justification Letter - 5501 Drexel, LLC - dbd: Ed Bozarth Chevrolet**

To Whom It May Concern:

In reference to the above-mentioned project, we provide the following Justification Letter to accompany our application.

Issue

Construct and maintain an addition to the existing Ed Bozarth Chevrolet Dealership at 5501 Drexel Road. The addition is at the south end of the facility and will increase the showroom size by 7,300 Square feet. The addition will cause minor modifications to a portion of the exterior façade.

Information

As it is an existing facility and business, the number of employees will remain the same. The existing hours of operation, owners, managers and licenses will be unchanged.

Findings

This project is compatible with the adjacent businesses in the area as it is an existing facility. All city policies and standards are met; they are unchanged from what is already in place. There will be no negative impact to neighborhood traffic or adjacent roadways. All building and landscape materials are consistent with what is already in place. Again, all design characteristics are the same and will remain harmonious with the surrounding developments and neighborhoods. And, all measures ensuring the public health, safety and welfare will remain in place with this existing facility.

Please contact me with any further clarifications you may require.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Youngblood", written over a horizontal line.

Richard J. Youngblood, A.I.A.
President

RECEIVED

FEB 24 2011

City of Las Vegas

SDR-41035



ED BOZARTH CHEVROLET

City of Las Vegas

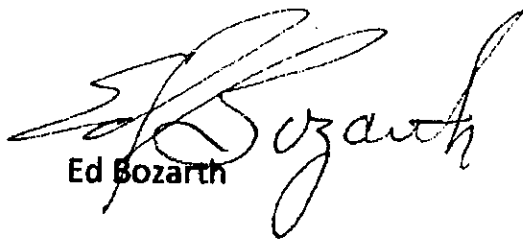
February 23, 2011

Attn: Fred Solis

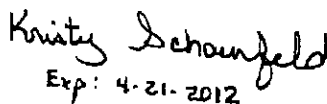
Mark Miller is part owner of 5501 Drexel, LLC DBA Ed Bozarth Chevrolet.

I, Ed Bozarth am requesting that Mark Miller be authorized to sign the zoning paperwork for 5501 Drexel, LLC DBA Ed Bozarth Chevrolet.

Thank you for your attention to this matter.


Ed Bozarth

SUBSCRIBED AND SWORN BEFORE ME THIS
23 DAY OF FEB YR 2011


Exp: 4-21-2012



RECEIVED
FEB 24 2011
City of Las Vegas

SERVING YOUR AUTOMOTIVE NEEDS FOR OVER 80 YEARS

Topeka • Denver • Grand Junction • Park Meadows
www.edbozarth.com

A.P. N.: 125-34-501-003
R.P.T.T.: \$54,825.00

Escrow #10-04-1272-DTL

Mail tax bill to and
When recorded mail to:
5501 Drexel, LLC
5501 Drexel Road
Las Vegas, NV 89130

Inst #: 201008310005268
Fees: \$16.00 N/C Fee: \$0.00
RPTT: \$54825.00 Ex: #
08/31/2010 03:26:54 PM
Receipt #: 485658
Requestor:
NEVADA TITLE LAS VEGAS
Recorded By: MAT Pgs: 5
DEBBIE CONWAY
CLARK COUNTY RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **Howard M. Miller**, Trustee of the **Fletcher Jones Sr. Remainder Subtrust u/t/d 4/01/2007**, for a valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **5501 Drexel, LLC**, a Nevada limited liability company, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

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

RECEIVED

FEB 24 2011

City of Las Vegas

IN WITNESS WHEREOF, this instrument has been executed this 31st day of
August, 2010

Fletcher Jones, Sr. Remainder Share Subtrust
w/d 4/01/2007

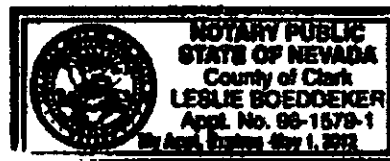
By: Howard M. Miller, Trustee

State of NEVADA)
County of Clark) ss:

This instrument was acknowledged before me on May 21, 2010
by Howard Mark Miller as Trustee
of Fletcher Jones, Sr. Remainder Share Subtrust w/d 4/01/2007

Leslie Boeddeker
NOTARY PUBLIC
My Commission Expires: 5/1/12

State of Nevada
Leslie Boeddeker
No. 96-1579-1
Expires 5/1/2012



LESLIE BOEDDEKER
APP. NO. 96-1579-1
EXP. May 1, 2012

That portion of the North Half (N ½) of Section 34, Township 19 South, Range 60 East, M.D.B. & M., more particularly described as follows:

Parcel 1 as shown by map thereof on file in Book 88 of Parcel Maps, Page 71, in the Office of the County Recorder, Clark County, Nevada.

Together with that portion of Drexel Road as vacated by that certain Order of Vacation recorded July 20, 1999 in Book 990720 as Document No. 01472 Official Records, Clark County, Nevada..

**State of Nevada
Declaration of Value Form**

1. Assessor Parcel Number(s)

- a) 125-34-501-003
b) _____
c) _____
d) _____

2. Type of Property:

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

**FOR RECORDER'S OPTIONAL USE
ONLY**

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

- 3 a. Total Value/Sales Price of Property \$10,750,000.00
b. Deed in Lieu of Foreclosure Only (value of property) _____
c. Transfer Tax Value: \$10,750,000.00
d. Real Property Transfer Tax Due \$54,825.00

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____ Capacity: GRANTOR/SELLER

Signature: [Signature] Capacity: GRANTEE/BUYER
SELLER (GRANTOR) INFORMATION **BUYER (GRANTEE) INFORMATION**
(REQUIRED) (REQUIRED)

Print Name: Fletcher Jones, Sr. Remainder
Share Subtrust
Address: 7300 W. Sahara Ave
City: Las Vegas
State: NV Zip: 89117

Print Name: 5501 Drexel, L.L.C.
[Signature]
Address: 5501 Drexel Rd
City: Las Vegas
State: NV Zip: 89130

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

Print Name: Nevada Title Company Esc. #: 10-04-1272-DTL
Address: 2500 N Buffalo, Suite 150
City: Las Vegas State: NV Zip: 89128

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

Signed in counter part

**State of Nevada
Declaration of Value Form**

1. Assessor Parcel Number(s)

- a) 125-34-501-003
b) _____
c) _____
d) _____

2. Type of Property:

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

**FOR RECORDER'S OPTIONAL USE
ONLY**

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

3. a. Total Value/Sales Price of Property

\$10,750,000.00

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

c. Transfer Tax Value:

\$10,750,000.00

d. Real Property Transfer Tax Due

\$54,825.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section:

b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any-claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____ Capacity: GRANTOR/SELLER

Signature: _____ Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Fletcher Jones, Sr. Remainder
Share Subtrust

Print Name: 5501 Drexel, LLC

Address: 7300 West Sahara

Address: 5501 Drexel Road

City: Las Vegas

City: Las Vegas

State: NV Zip: 89117

State: NV Zip: 89130

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

Print Name: Nevada Title Company

Esc. #: 10-04-1272-DTL

Address: 2500 N Buffalo, Suite 150

City: Las Vegas

State: NV

Zip: 89128

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

Signed in Counterpart