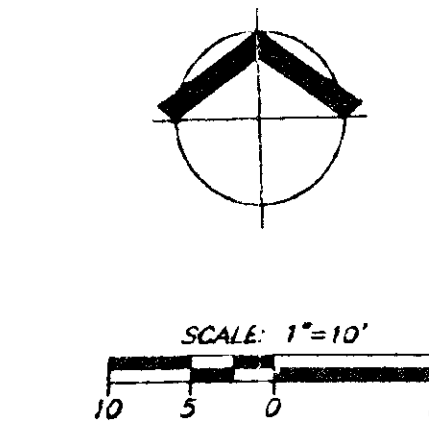
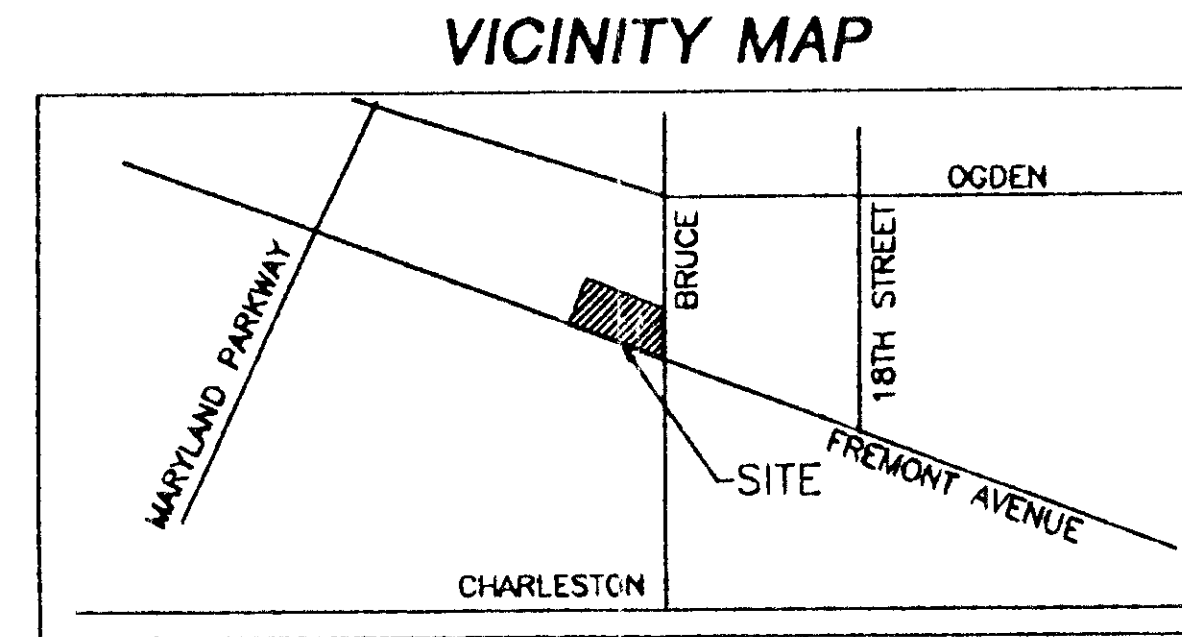
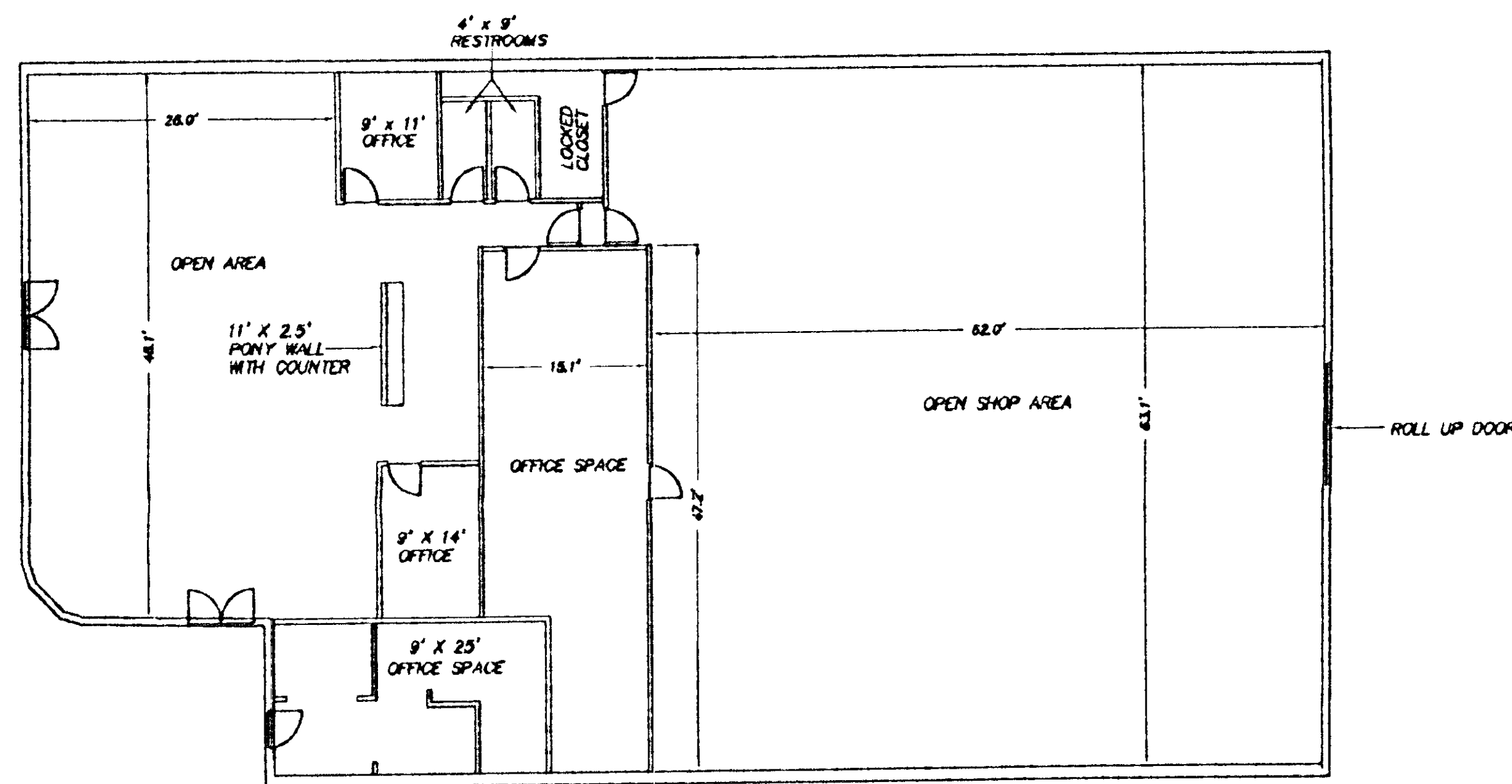




- NOTES:
1. THIS MAP DOES NOT REPRESENT A LAND BOUNDARY SURVEY
 2. THIS SURVEY WAS CONDUCTED ON MAY 13, 2009.
 3. BUILDING DIMENSIONS ARE INSIDE OF WALLS.
 4. THIS BUILDING INTERIOR WAS SURVEYED ON JULY 13, 2010.

RIETZ CONSULTING INC
5740 S. ARVILLE ST. # 206
LAS VEGAS, NV 89118
702-621-3355

ELAT PROPERTIES & BEL AIR RG, L.L.C.
1756 FREMONT STREET
LAS VEGAS, NEVADA

BUILDING SURVEY

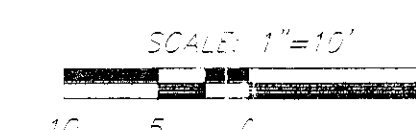
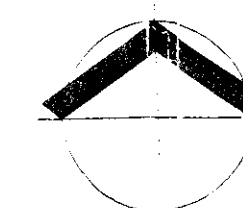
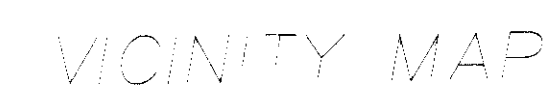
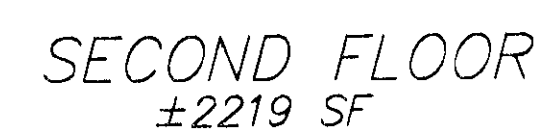
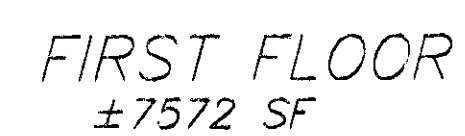
PA/PH	-----
DRAWN BY:	EJR
JOB NO	2009-12

SHEET

3

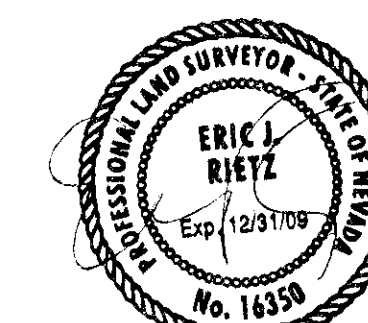
RECEIVED
FEB 23 2011

SUP-41024



NOTES:

- NOTES:
1. THIS MAP DOES NOT REPRESENT A LAND BOUNDARY SURVEY
2. THIS SUREVEY WAS CONDUCTED ON MAY 13, 2009.
3. BUILDING DIMENSIONS ARE INSIDE OF WALLS.



5/18/01

BUILDING SURVEY

PA/PM	-----
DRAWN BY:	EJR.
JOB NO:	2009-12

SHEET

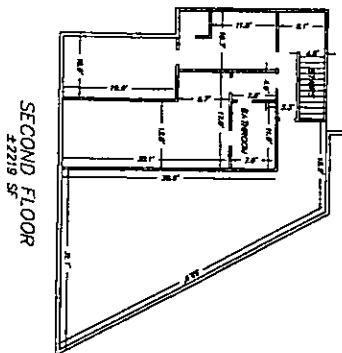
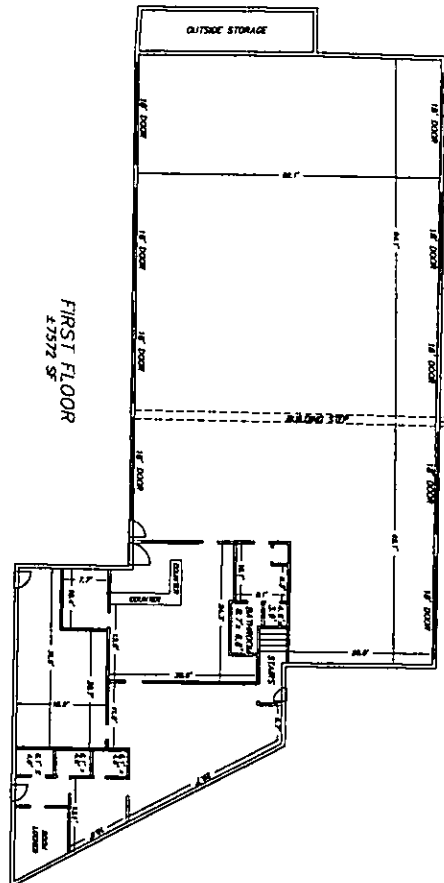
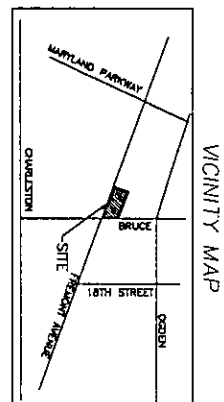
2

RIETZ CONSULTING INC

5740 S. ARVILLE ST. # 206
LAS VEGAS, NV 89118
702-521-3355

ELAT PROPERTIES & BEL AIR RG, L.L.C.

ERTIES & BEL AIR
1735 FREMONT STREET
LAS VEGAS, NEVADA



NOTES:
1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NCEM SURVEYING ACT, CHAPTER 209, NRS.
2. THE SURVEY WAS CONDUCTED ON 11/11/2008.
3. THE SURVEY WAS CONDUCTED BY RIEZT CONSULTING INC.

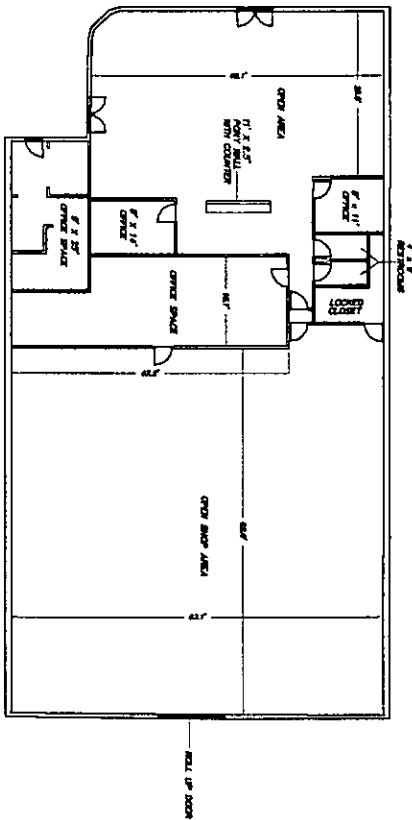
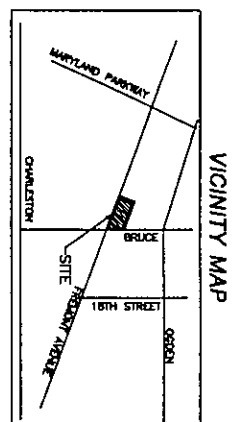
VICINITY MAP

FIRST FLOOR
47572 SF

SECOND FLOOR
22219 SF

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SUP-41024

SHEET 2	BUILDING SURVEY	ELAT PROPERTIES & BEL AIR PG, L.L.C. 1735 FREMONT STREET LAS VEGAS, NEVADA	RIEZT CONSULTING INC 6740 S. ARVILLE ST. # 208 LAS VEGAS, NV 89118 702-621-3355
------------	-----------------	--	--



SCALE 1"=10'

NOTES:
1. THIS MAP DOES NOT REPRESENT A LAND BOUNDARY SURVEY.
2. THE BOUNDARY LINES SHOWN ON THIS MAP ARE BASED ON A SURVEY BY J. L. HARRIS, JR., DATED MAY 13, 2004.
3. THE BOUNDARY LINES SHOWN ON THIS MAP ARE BASED ON A SURVEY BY J. L. HARRIS, JR., DATED MAY 13, 2004.

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SUP-41024

BUILDING SURVEY	
DATE	
ISSUED BY	
CHK'D BY	
DATE	

ELAT PROPERTIES & BEL AIR RC, L.L.C.
1735 FREMONT STREET
LAS VEGAS, NEVADA

RIETZ CONSULTING INC
6740 S. ARVILLE ST. # 200
LAS VEGAS, NV 89118
702-621-3365

NOTES	This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information. USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:12,500 ORIGINAL		ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T20S R61E 35 N 2 SW 4 139-35-3		
	AVERAGE RA VALUE 35		PARCEL BOUNDARY 001 SUBD BOUNDARY 202 ROAD EASEMENT 5 PW/LD BOUNDARY 5 NON-PARCEL LOT LINE 5 MATCH LINE / LEADER LINE 5 ROAD ID NUMBER 5		PARCEL NUMBER 001 AERAGE 1.48 PARCEL SUB/SEC NUMBER 202 PLAT RECORDBG NUMBER 5 BLCK NUMBER 5 LOT NUMBER 5 GOV. LOT NUMBER 5		
	MAP LEGEND		Scale: 1"=200' Rev: 06/22/07		Scale: 1"=200' Rev: 06/22/07		
	Scale: 1"=200' Rev: 06/22/07		Scale: 1"=200' Rev: 06/22/07		Scale: 1"=200' Rev: 06/22/07		



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FEB 23 2011
TAX DSK 203

City of Las Vegas
NSEN CLAIM FOR REFUND FORM

Date prepared _____

Invoice # : _____
(Invoice # assigned by Finance)

DARLINE REEDER, OSII
Preparer's name

Service Address: _____

Refund Amount: 1,030.00

BEL AIR RG LLC
Payee Name

RAY GOLBARI
Attention to:

1300 W OLYMPIC BLVD
Address

LOS ANGELES CA 90015
City, State, Zip Code

Return of Cash Bond?
(click below for "Yes" "No" options)

No

For the following : SUP-41024
(Application Number and Template Type)

Reason for Refund:
Applicant submitted petition for Special Use Permit February 23, 2011. Item pulled from 04/12/11 PC meeting, as applicant is not yet ready to proceed.

Claimant Signature

Phone Number

*Original Forms must be submitted - no
fax copies will be accepted.*

BELOW FOR DEPARTMENT USE ONLY:

(Refund of a Cash Bond requires two signature approvals)

I certify this demand amount is due the claimant:

I certify this demand amount is due the claimant:

Authorized By


Authorized By

Title

DOUG RANKIN, AICP, PLANNING MANAGER
Title

Date

p _____
Date

Itemized Amounts for Refund:

Item	Fee Amt	% Refund	Refund Amt	Fund/Org	Account	Project	Task	Option
Processing Fee	500.00	100%	500.00	007301	261100	EE4100	000	000
Recording of Notice of Zoning	30.00	100%	30.00	007301	261100	EE4100	000	000
Notification & Advertising Fee (PH)	500.00	100%	500.00	007301	261100	EE4100	000	000
Notification & Advertising Fee (NM)			0.00	007301	261100	EE4100	000	000
Mailing Labels Fee			0.00	007301	261100	EE4100	000	000
			0.00					
			0.00					
			0.00					

Total Amount to be Refunded:

1,030.00

Darline Reeder

From: Steve Gebeke
Sent: Thursday, May 26, 2011 4:21 PM
To: Darline Reeder
Cc: Carman Burney
Subject: Refund SUP-41024

Applicant is not ready to proceed (submitted 02/23/11, but never placed on an agenda).

Steve Gebeke, AICP

Planning Supervisor
City of Las Vegas
Department of Planning
(702) 229-5410 Office
(702) 385-7268 Fax



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 14, 2011

Mr. Ray Golbari
Bel Air RG, LLC
1300 West Olympic Boulevard
Los Angeles, California 90015

RE: SUP-41024 (1715 Fremont Street, Units 110-150)

Dear Mr. Golbari:

After reviewing the submitted application materials for Special Use Permit (SUP-41024), it has been determined that the application is incomplete. As such, it will be removed from any agenda for the Planning Commission until such time as a complete submittal is received. To complete the submittal, please submit the following revised documents:

1. Two 24"x36" site plans that clearly depict the area within the building that that is proposed for the use, as well as any proposed site changes. All property lines must be included in the plans. Per the submitted justification letter, the request is for units 110-150 in 1715 Fremont Avenue only (the "subject site"). The submitted site plan depicts both 1715 and 1735 Fremont Avenue, but does not depict the property line between the two properties, does not provide a parking analysis for the subject site and does not clearly indicate the requested building area of the proposed Auto Garage Repair (Major) facility on the subject site. You may include 1735 Fremont Avenue to show how the two properties function together for site circulation, etc., but it should be marked "Not a Part" as the subject site is limited to 1715 Fremont Avenue, unless you revise your justification letter to include 1735.
2. Two 24"x36" revised floor plans that depict the total floor area of all suites proposed for the Auto Repair Garage (Major) use. Currently, the submitted floor plans do not match the area of the building requested in the justification letter.
3. One reduced black and white laser print (8-1/2" x 11") of both the revised site plan and floor plan is also required.

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

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

Mr. Ray Golbari
SUP-41024 - Page Two
March 14, 2011

4. There is chain link fencing and razor wire located on the site. Please revise your site plan or your justification letter to request that the fencing remains, or that it is to be removed. Any fencing on the site that impedes site circulation (i.e. creates a "dead-end" situation) will have to be removed.

If a complete application is received no later than noon on Wednesday, 03/16/11, then it will be placed back on the agenda for the 04/12/11 Planning Commission meeting. If you have questions, or would like to meet to discuss these requirements, please contact the planner assigned to the case, John Grider, at 229-6301.

Sincerely,

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

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Reitz Consulting, Inc.
5740 South Arville Street, Suite #206
Las Vegas, Nevada 89118

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

SUP-41024

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	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*SID (DPW)	PATRICK MURPHY	4 TH FLOOR CITY HALL

*** 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>**

SUP
02/24/2011

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

SUP-41024 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BEL AIR RG, LLC -
Request for a Special Use Permit FOR A PROPOSED 2,828 SQUARE-FOOT AUTO REPAIR GARAGE, MAJOR at 1715 Fremont Street, Units 110-150 (APN 139-35-315-006), C-2 (General Commercial) Zone, Ward 3 (Reese).

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:

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

APPLICATION PACKET (REQUIRED FOR EACH APPLICATION, unless indicated otherwise)				Fees						
Appl. Type	Application	Notification	Recoration	Sub-Total						
☒	☐	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")	SUP	\$ 500.00	\$ 500.00	\$ 30.00	\$ 1030.00
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots					\$	\$	\$	\$
☒	☐	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:	
☒	☐	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:
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover	
BUILDING ELEVATIONS			
☐	☒	Scale and building dimensions labeled	Folded Plans (1 per application): 0
☒	☐	North, south, east, and west elevations of all buildings	Colored, Rolled Plans: 0
☐	☒	All building materials and colors noted	Reduced Copy (8-1/2"x11" B/W; 1 per application): 0
☐	☒	8" x 10" photo of original color and material board	NOTES: Photos are acceptable.
☐	☒	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)	

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PRE-APPLICATION CONFERENCE NOTES

CITY OF LAS VEGAS

PLANNING &
DEVELOPMENT



C
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C
L
E

4

Project Name: Bel Air R.G., LLC.

APN(s):	139-35-315-006	Pre-app Date:	02/03/11
Location:	1715 East Fremont Street, Units 110-150	Meeting Location:	DSC Conference Room - 312
Ward #:	3 - Reese Acres: .77	Time:	11:00 a.m.

Ownership Info:	BEL AIR R G L L C ET AL	Last Change of Ownership Date:	07/30/07
	Phone: (213)-927-2700 Fax: 213-927-5200 Email:		

Applicant Info:	BEL AIR R G L L C ET AL
	Phone: (213)-927-2700 Fax: 213-927-5200 Email:

Representative Info:	Ray Golbari
	Phone: (213)-927-2700 Fax: 213-927-5200 Email:

Use:	Existing:	Vacant Buildings
	Proposed:	Auto Repair Garage, Major
General Plan:	Existing:	C (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:	Downtown Centennial Plan (East Village), Downtown Redevelopment Area and the Live Work Overlay District.	
	Special Land Use Designation (per plan, if applicable): East Village	

☒ Meeting ☐ Conversation Record ☐ Telephone Record

Between CLV P&D Representative: Steve Gebeko, Planning Supervisor (229-5410 Office / 385-7268 Fax / sgebeko@lasvegasnevada.gov), and:
John Grider, Planner I (229-6711 Office / 385-7268 Fax / jgrider@lasvegasnevada.gov)

Name	Company/Department	Phone	Fax	Email
1. Ray Golbari	BEL AIR R G L L C ET AL	213-927-2700	213-927-5200	
2. Rex				
3. John Vornsand		896-2932		
4.				
5.				
6.				
7.				
8.	CLV - Planning and Development			
9.	CLV - Finance (Business License)	229-6324	383-0769	
10.	CLV - PW - Dev Co	229-6578	474-7599	
11.	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14.	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

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PLANNING & DEVELOPMENT DEPARTMENT

SPECIAL USE PERMIT SUBMITTAL REQUIREMENTS

PRE-APPLICATION CONFERENCE: A pre-application conference with a representative from the Department of Planning & Development is required before submitting an application. It is the responsibility of the applicant to schedule the pre-application conference by submitting a completed Pre-Application Conference Request form. See Planning Commission Meeting Schedule for pre-application conference and submittal closings dates.

PRE-APPLICATION SUBMITTAL CHECKLIST: A Submittal Checklist with an original signature by the planner conducting the Pre-Application Conference is required.

APPLICATION/PETITION FORM: A completed Application/Petition Form is required. The application shall be signed, notarized and acknowledged by the owner of record of each parcel of property. Non-Property Owner: An application is sufficient if it is signed and acknowledged by a lessee, a contract purchaser or an optionee of the property for which the Special Use Permit is sought. However, interest in that property must exist in a written agreement with the owner of record, attached to which is a copy of the Special Use Permit application and in which the owner of record has authorized the lessee, contract purchaser or optionee to sign the application. The agreement must further stipulate that the owner of record consents to the filing and processing of the application and agrees to be bound by the requested Special Use Permit.

DEED & LEGAL DESCRIPTION: In order to verify ownership, a copy of the recorded deed(s) for the subject property(ies), including exhibits and attachments, is required. The deed and all attachments must be legible. In most cases, the legal description on the deed is sufficient.

JUSTIFICATION LETTER: A detailed letter that explains the request, the intended use of the property, and how the project meets/supports existing City policies and regulations is required.

DINA (SB 191) and/or PROJECT OF REGIONAL SIGNIFICANCE: If applicable, an Environmental Impact Assessment statement will be required.

FEES: \$500 plus \$500 for notification and advertising costs (\$750 if an alcohol related use permit)
plus \$30 for recording of Notice of Zoning Action

ALL PLANS SUBMITTED MUST BE NO SMALLER THAN 11x17 AND NO LARGER THAN 24x36.

SITE PLAN: (6 folded and 1 rolled, colored)* Draw to scale and make legible: the entire subject parcel(s), all proposed and existing structures, utility easements and locations, signage, and adjacent streets. Colors to Use: residential buildings-YELLOW; multi-family buildings-ORANGE; commercial buildings-PINK; landscaping-GREEN; pavement-GRAY, industrial building-PURPLE, public building-BLUE. Site Plans must include:

- | | | |
|--|---|--|
| ☐ PROPERTY LINES CALLED OUT | ☐ ADJACENT LAND USES/STREETS | ☐ PARKING ANALYSIS |
| ☐ DIMENSIONS (ACTUAL)/SCALE | ☐ INGRESS/EGRESS | ☐ BUILDING SIZE (SQ. FT.) |
| ☐ STREET NAMES | ☐ VICINITY MAP | ☐ PROPERTY SIZE (SQ. FT.) |
| ☐ PARKING SPACES | ☐ NORTH ARROW | ☐ SCALE |

* Additional Site Plans may be required for submittal (to be determined at the Pre-Application Conference).

FLOOR PLAN (IF APPLICABLE): (1 folded and 1 rolled) Draw and make legible: all rooms and/or spaces contained within the building(s) on the site. Floor Plans must include:

- | | | |
|--|---|--|
| ☐ ENTRANCES/EXITS | ☐ MAXIMUM OCCUPANCY (PER U.B.C.) | ☐ ROOM DIMENSIONS/SCALE |
| ☐ USE OF ROOMS | ☐ SEATING CAPACITY (WHEN APPLICABLE) | ☐ NORTH ARROW |

LASER PRINT: A reduced, black & white 8.5x11 (high resolution) copy of above required plans and drawings is required.

STATEMENT OF FINANCIAL INTEREST: A completed Statement of Financial Interest is required.

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2011 PLANNING COMMISSION MEETING SCHEDULE

Generally, the Planning Commission meetings are held on the second Tuesday of each month.

*Denotes a GPA Cycle

Pre-Application Conference Request Deadline	Application Closing Day	Planning Commission Meeting Date	City Council Meeting Date
November 19, 2010	December 09, 2010	January 25, 2011*	February 16, 2011
December 02, 2010	December 23, 2010	February 08, 2011	March 16, 2011
December 23, 2011	January 20, 2011	March 08, 2011	April 06, 2011
February 03, 2011	February 24, 2011	April 12, 2011*	May 18, 2011
March 03, 2011	March 24, 2011	May 10, 2011	June 15, 2011
April 07, 2011	April 28, 2011	June 14, 2011	July 20, 2011
May 05, 2011	May 26, 2011	July 12, 2011*	August 17, 2011
June 02, 2011	June 23, 2011	August 09, 2011	September 07, 2011
July 07, 2011	July 28, 2011	September 13, 2011	October 19, 2011
August 04, 2011	August 25, 2011	October 11, 2011*	November 16, 2011
September 01, 2011	September 22, 2011	November 08, 2011	December 07, 2011
October 06, 2011	October 27, 2011	December 13, 2011	January 18, 2012
November 03, 2011	November 23, 2011	January 10, 2012*	February 15, 2012
December 08, 2011	December 29, 2011	February 14, 2012	March 07, 2012

**Applications MUST BE submitted by 2:00 P.M. on CLOSING DAYS,
or by 4:00 P.M. on NON-CLOSING DAYS. Call (702) 229-6301 for additional information**

Important GPA Dates for 2011

Ward Number	Pre-Application Submittal Date	Application Closing Date	Last Day for Neighborhood Mailing	Last Day for Neighborhood Meeting	Planning Commission Meeting Date	City Council Meeting Date
ALL	Nov 19, 2010	Dec 09, 2010	Dec 20, 2010	Dec 30, 2010	Jan 25, 2011	Feb 16, 2011
ALL	Feb 03, 2011	Feb 24, 2011	March 10, 2011	March 17, 2011	Apr 12, 2011	May 18, 2011
ALL	May 05, 2011	May 26, 2011	June 06, 2011	June 16, 2011	July 12, 2011	Aug 17, 2011
ALL	Aug 04, 2011	Aug 25, 2011	Sept 01, 2011	Sept 15, 2011	Oct 11, 2011	Nov 16, 2011
ALL	Nov 03, 2011	Nov 23, 2011	Dec 05, 2011	Dec 15, 2011	Jan 10, 2012	Feb 15, 2012

***** FAILURE TO NOTICE AND HOLD A NEIGHBORHOOD MEETING BY THE DATE REQUIRED WILL AUTOMATICALLY MOVE YOUR PROJECT MINIMALLY TO THE NEXT AVAILABLE PLANNING COMMISSION MEETING DATE *****

For notification of neighborhood meetings, please be aware of the following: **DECEIVED**
In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to use 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

Item Required

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 / Representative:	BEL AIR R G L L C ET AL/Ray Golbari	Application Type(s):	Special Use Permit
APN(s):	139-35-315-006	Application Purpose:	Auto Repair Garage, Major
Location:	1715 East Fremont Street, Units 110-150	Pre-App. Meeting Date:	02/03/11
Ward:	3 - Reese	Submittal Deadline:	<u>02/24/11 - no later than 2:00 pm</u>
Planner's Signature:	 <i>per 2/23/11</i>	Earliest PC / CC Meeting Dates:	04/12/11 PC - 05/18/11 CC (Cycle 4)
Planner:	Steve Gebeke, Planning Supervisor - 229-5410 John Grider, Planner I - 229-6711		

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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Project Name: **Bel Air R.G., LLC.**

APN(s):	139-35-315-006	Pre-app Date:	02/03/11
Location:	1715 East Fremont Street, Units 110-150	Meeting Location:	DSC Conference Room - 312
Ward #:	3 - Reese	Acres:	.77
		Time:	11:00 a.m.

Ownership Info:	BEL AIR R G L L C ET AL	Last Change of Ownership Date:	07/30/07
	Phone: (213)-927-2700	Fax: 213-927-5200	Email:
Applicant Info:	BEL AIR R G L L C ET AL		
	Phone: (213)-927-2700	Fax: 213-927-5200	Email:
Representative Info:	Ray Golbari		
	Phone: (213)-927-2700	Fax: 213-927-5200	Email:

Use:	Existing:	Vacant Buldings
	Proposed:	Auto Repair Garage, Major
General Plan:	Existing:	C (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:	Downtown Centennial Plan (East Village), Downtown Redevelopment Area and the Live Work Overlay District.	
	Special Land Use Designation (per plan, if applicable): East Village	

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

Between CLV P&D Representative: Steve Gebeke, Planning Supervisor (229-5410 Office / 385-7268 Fax / sgebeke@lasvegasnevada.gov), and:
John Grider, Planner I (229-6711 Office / 385-7268 Fax / jgrider@lasvegasnevada.gov)

Name	Company/Department	Phone	Fax	Email
1. Ray Golbari	BEL AIR R G L L C ET AL	213-927-2700	213-927-5200	
2.				
3.				
4.				
5.				
6.				
7.				
8.	CLV - Planning and Development			
9.	CLV - Finance (Business License)	229-6321	383-0769	
10.	CLV - PW - Dev Co	229-6578	474-7599	
11.	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14.	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

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. Provide Parking Analysis, for the subject lot; include all uses on the subject lot. The calculations for Auto Repair Garage, Major are: 5 spaces, plus 1 space for each 200 square feet of gross floor area. Alternatively, the parcels could be remapped to 1 lot. With parking depicted for all uses.
2. Revise Justification letter to include the square footage of the overall building and for each suite, also include the proposed hours of operation.
3. All submitted plans must be to scale.
4. Handicapped parking for the subject site, first space must be van accessible.
5. Label parcels 139-35-315-007 and 139-35-312-062 as Not a Part of this request on the Site Plans and the Justification letter.
6. Indicate on the Site Plan the location of the proposed Auto Repair Garage, Major.
7. Provide Floor Plans for the subject structure at 1715 East Fremont Street.

-- 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**

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST						
Item Required								
YES	NO							
APPLICATION PACKET (REQUIRED FOR EACH APPLICATION, 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						
☒	☐	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:						
☒	☐	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:					
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover						
BUILDING ELEVATIONS								
☐	☒	Scale and building dimensions labeled	Folded Plans (1 per application):				0	
☒	☐	North, south, east, and west elevations of all buildings	Colored, Rolled Plans:				0	
☐	☒	All building materials and colors noted	Reduced Copy (8-1/2"x11" B/W; 1 per application):				0	
☐	☒	8" x 10" photo of original color and material board	NOTES: Photos are acceptable.					
☐	☒	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								

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

SUP Application

Report Date 02/24/2011 11:32 AM

Submitted By

Page 1

A/P # 41024 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/23/2011 16:55	984224	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

SUP-41024 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BEL AIR RG, LLC - Request for a Special Use Permit FOR A PROPOSED 2,828 SQUARE-FOOT AUTO REPAIR GARAGE, MAJOR at 1715 Fremont Street Units 110-150 (APN 139-35-315-006), C-2 (General Commercial) Zone, Ward 3 (Reese).

Parent A/P

Project #	41024	Project/Phase Name	Phase #
Size/Area	0.77 ACRE	Size Description	Subdivision Code
Proposed Start		Proposed Stop	% Completed 0.00
% Complete Formula			

Property/Site Information

Parcel 13935315006

Location

Owner/Tenant

Contact ID AC1873258	Name	BEL AIR RG, LLC	Organization
Mailing Address 1300 W OLYMPIC BLVD			State/Province CA
City LOS ANGELES			Country
ZIP/PC 90015			☐ Foreign
Day Phone (213)927-2700 x			Evening Phone
Fax (213)927-5200			Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

1715 FREMONT ST
LAS VEGAS, 89101-

1715 FREMONT ST 100
LAS VEGAS, 89101-

1715 FREMONT ST 110
LAS VEGAS, 89101-

1715 FREMONT ST 150
LAS VEGAS, 89101-

1715 FREMONT ST 120
LAS VEGAS, 89101-

Report Date 02/24/2011 11:32 AM

Submitted By

Page 2

Address

Parcel Link

AP Link

1715 FREMONT ST 130
LAS VEGAS, 89101-

1715 FREMONT ST 140
LAS VEGAS, 89101-

1717 FREMONT ST
LAS VEGAS, 89101-

AP Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

AP Linked Parcels

13935315006

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC1873258	☐ Foreign
Effective		Expire				
Name	BEL AIR RG, LLC					
Day Phone	(213)927-2700 x	Eve Phone		Organization		
Pager		PIN #		Position		
Fax	(213)927-5200	Mobile		Profession		
E-Mail						
Address	1300 W OLYMPIC BLVD LOS ANGELES, CA 90015					
Seasonal Addr						
Valid From		To				
Comments	No Comments					
CONTACT	ADDITIONAL					

WORKCARD: Work Card # 0
Expiration Date

There are no items in this list

Primary	Y	Capacity	APPL	Contact ID	AC1873258	☐	Foreign
Effective		Expire					
Name	BEL AIR RG, LLC						
Day Phone	(213)927-2700 x	Eve Phone		Organization			
Pager		PIN #		Position			
Fax	(213)927-5200	Mobile		Profession			
E-Mail							
Address	1300 W OLYMPIC BLVD LDS ANGELES, CA 90015						
Seasonal Addr							
Valid From		To					
Comments	No Comments						
CONTACT	ADDITIONAL						

WORKCARD: Work Card # 0
Expiration Date

There are no items in this list

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	02/23/2011 16:58	500.00
RECORDING DF NOTICE OF ZDNING ACTION	P	02/23/2011 16:58	30.00
PROCESSING FEE	P	02/23/2011 16:58	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
---	-------------	---	--------	--------	--------	---------	-----------	---------

Report Date 02/24/2011 11:32 AM

Submitted By

Page 4

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y	Pre-Application Conference Checklist	Y	Site Plan (6 Folded Blue Lines, 1 Rolled Colored)
Y	Application/Petition Form	Y	Floor Plan, If Applicable (1 Folded, 1 Rolled)
Y	Deed and Legal Description	Y	Laser Print Site Plan
Y	Justification Letter	Y	Laser Print Floor Plan
N	DINA (Not Always Required)	Y	Statement of Financial Interest

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

No Conditions

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.

SPECIAL USE PERMIT

N	DINA Required?	Y	Will this go to the City Council?	Hearing Type
N	Project of Regional Significance?			Public or Admin? PUBLIC
N	Parent Project link required?			Is there a condition of approval for a Required Review?

Type of Use If yes, when does it need to be reviewed?

AUTO REPAIR GARAGE, MAJOR

N	Is this an Alcohol related Use?	Staff Recommendation	Entitlement Exercised?
---	---------------------------------	----------------------	------------------------

Meeting Information

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

04/12/2011	PC	SCHEDULED		0	0	0
GKAPOVICH	02/23/2011					

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SUP Application****Report Date** 02/24/2011 11:32 AM**Submitted By**

Page 5

Meeting Information**Meeting Data****Comments****Added By****Meeting Type****Meeting Status****Add Date****Modified By****Modified Date****YES Votes****NO Votes****ABSTENTIONS****Template Type** **A/P #****A/P 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
RAYMOND GOLBARI, DOWNTOWN VEGAS CK 10363, 213.927.2700

02/23/2011 16:58

0.00

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT
 Project Address (Location) 1715 FREMONT ST. UNITS 110-150 LAS VEGAS, NV
 Project Name 1715 FREMONT ST. Proposed Use AUTO MAJOR REPAIR
 Assessor's Parcel #(s) 139-35-315-~~057~~; 006 Ward # _____
 General Plan: existing C proposed _____ Zoning: existing C-2 proposed _____
 Commercial Square Footage approx. 2847 sq. ft. Floor Area Ratio _____
 Gross Acres _____ Lots/Units 5 Density _____
 Additional Information _____

PROPERTY OWNER BEL AIR RG LLC Contact RAY GOLBARI
 Address 1306 W OLYMPIC BLVD Phone: 213-927-2700 Fax: 213-927-5200
 City LOS ANGELES State CA Zip 90015
 E-mail Address ray@elatproperties.com

APPLICANT BEL AIR RG LLC Contact RAY GOLBARI
 Address 1300 W OLYMPIC BLVD Phone: 213-927-2700 Fax: 213-927-5200
 City LOS ANGELES State CA Zip 90015
 E-mail Address ray@elatproperties.com

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

Property Owner Signature [Signature]

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

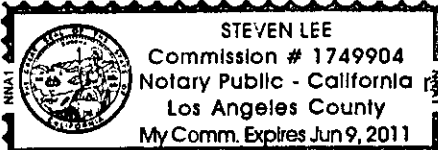
Print Name RAY GOLBARI

Subscribed and sworn before me

This 22 day of February, 20 11

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>SUP-41024</u>
Meeting Date:	<u>4-12-11 PM</u>
Total Fee:	<u>\$1,030</u>
Date Received:*	<u>2-23-11</u>
Received By:	<u>[Signature]</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.

Depot\Application Packages\application form.pdf

FEB 23 2011

BEL AIR RG, LLC

1300 W. Olympic Blvd., Suite 500,
Los Angeles, CA 90015
P/ (213) 927-2700; F/ (213) 927-5200

February 21, 2011

City of Las Vegas
Planning & Development Department
731 S 4th St.
Las Vegas, NV 89101

RE: 1715 FREMONT ST. UNITS 110-150 LAS VEGAS
APN: 139-35-315-007 ; 139-35-315-006

Overview

The property located at 1715-1735 Fremont St. Las Vegas has been an automotive complex for more than 20 years. Bel-Air RG LLC et als purchased the property in June 2007, which is commonly referred to as Downtown Vegas property. Previous tenants were Mendoza Auto Sales, Vallarta Auto Sales, Bruce Transmission, P & P Brake. As the economy worsens, these tenants left the premises without any prior notice or approval from the Landlord.

In June 2009, the City issued a new Naming and Address Assignment to properly separate each unit for proper identification.

Special Use Permit

As per City's requirements, we would like to secure a special use permit for:

Address:	1715 Fremont unit 110,120,130,140,150
Location:	The units or bays are located within the complex. It is not visible from Fremont St. or Bruce St. Access is through the Bruce St. driveway and from the alley.
Square Ft:	355.2sf #110; 343.2sf #120; 412.49sf #130; 595.3sf #140; 1121.4sf #150
Use:	Auto Body repair - major

Hours of operation will be from 9am to 6pm. Days of operation shall depend on the tenants.

We would appreciate if you grant special use permit for the property at the soonest possible time. For any clarification, feel free to call our office at phone number 213-927-2700.

Truly,
The Management
Bel Air RG LLC

RECEIVED
FEB 29 2011
SUP-41024



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-41024** APN: 139-33-315-007, 006
Name of Property Owner: BEL AIR RG, LLC
Name of Applicant: RAY GOLBARI
Name of Representative: _____

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

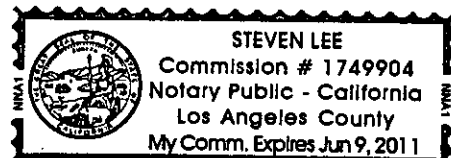
Signature of Property Owner: [Signature]

Print Name: RAY GOLBARI

~~Subscribed and sworn before me~~

This 22 day of February, 20 11

Notary Public in and for said County and State



RECEIVED
FEB 23 2011



Secretary of State

Administration

Elections

Business Programs

Business Entities (BE)

Online Services

- [Business Search](#)
- [Disclosure Search](#)
- [E-File Statements](#)
- [Processing Times](#)

[Main Page](#)[Service Options](#)[Name Availability](#)[Forms, Samples & Fees](#)[Annual/Biennial Statements](#)[Filing Tips](#)
[Information Requests](#)
 (certificates, copies &
 status reports)
[Service of Process](#)[FAQs](#)[Contact Information](#)

Resources

- [Business Resources](#)
- [Tax Information](#)
- [Starting A Business](#)
- [International Business Relations Program](#)

[Customer Alert](#)

(misleading business
solicitations)

Business Entity Detail

Data is updated weekly and is current as of Friday, February 18, 2011. It is not a complete or certified record of the entity.

Entity Name:	BEL AIR R. G. LLC
Entity Number:	200200410081
Date Filed:	12/28/2001
Status:	ACTIVE
Jurisdiction:	CALIFORNIA
Entity Address:	1300 W OLYMPIC BLVD STE 500
Entity City, State, Zip:	LOS ANGELES CA 90015
Agent for Service of Process:	SHAHRAM RAY GOLBARI
Agent Address:	1300 W OLYMPIC BLVD STE 500
Agent City, State, Zip:	LOS ANGELES CA 90015

* Indicates the information is not contained in the California Secretary of State's database.

* **Note:** If the agent for service of process is a corporation, the address of the agent may be requested by ordering a status report.

- For information on checking or reserving a name, refer to [Name Availability](#).
- For information on ordering certificates, copies of documents and/or status reports or to request a more extensive search, refer to [Information Requests](#).
- For help with searching an entity name, refer to [Search Tips](#).
- For descriptions of the various fields and status types, refer to [Field Descriptions and Status Definitions](#).

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[Search Results](#)
[New Search](#)[Printer Friendly](#)[Back to](#)
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RECORDING REQUESTED BY:
Fidelity National Title Company

AND WHEN RECORDED MAIL TO:
BEL AIR RG LLC

Ray Golbari
1300 W. Olympic #500
Los Angeles, CA 90015

20070730-0001242

Fee: \$16.00 RPTT: \$19,380.00
W/C Fee: \$25.00

07/30/2007 10:43:08
T20070136521

Requestor:
TICOR TITLE OF NEVADA INC

APN: 139-35-315-006

139-35-315-007

139-35-312-062

THIS SPACE FOR R

Debbie Conway

KCP

Title Order No.:

Clark County Recorder

Pgs: 4

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ NOT OF PUBLIC RECORD.

☒ computed on full value of property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale.

☒ Unincorporated area ☐ City of AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Parviz F. Ghaffari and Judith Ann Ghaffari, Husband and Wife as joint tenants

hereby GRANT(s) to:

Bel Air RG, LLC, as to an undivided 5% interest, Vermont Property, LLC, as to an undivided 10% interest, Vine Property, LLC, as to an undivided 25% interest, Pirian Amp Real Estate, LLC, as to an undivided 20% interest and Downtown 2 Vegas, LLC, as to an undivided 40% interest

the following described real property in the County of Clark, State of Nevada, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREDF
Also Known as: 1715, 1717, 1731, 1737 E. Fremont Street, Las Vegas, NV -

APN#: 139-35-315-006, 007 & 062

DATE: June 6, 2007

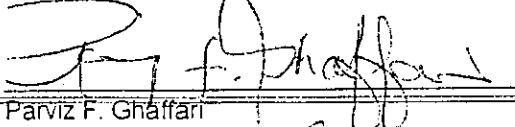
PLEASE SEE PAGE TWO FOR GRANTOR'S SIGNATURE.

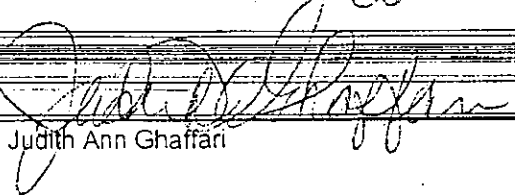
RECEIVED
FEB 23 2011

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

GRANT DEED - PAGE TWO

GRANTOR'S SIGNATURE:


Parviz F. Ghaffari

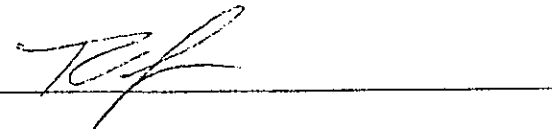

Judith Ann Ghaffari

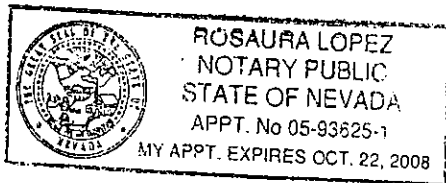
STATE OF ^{IL}CALIFORNIA Nevada)
COUNTY OF Clark)SS

On June 7th 2007 Before me, Rosaura Lopez, A
Notary Public in and for said State, personally appeared, Parviz F. Ghaffari and Judith Ann Ghaffari

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

WITNESS my hand and official seal.





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EXHIBIT A

PARCEL I:

LOT TWENTY-ONE (21) IN BLOCK FOUR (4) OF MAYFAIR TRACT NO. 3 AMENDED
~~PLAT OF BLOCKS 1, 2, 3 AND LOTS 1, 2, 21 INC., BLOCK FOUR (4) AS SHOWN BY MAP~~
~~THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 42 IN THE OFFICE OF THE COUNTY~~
~~RECORDER OF CLARK COUNTY, NEVADA.~~

PARCEL II:

LOTS TWENTY-TWO (22), TWENTY-THREE (23), TWENTY-FOUR (24) AND TWENTY-FIVE (25) AND THE EAST HALF (E ½) OF LOT TWENTY-SIX (26), IN BLOCK FOUR (4) OF MAYFAIR TRACT NO. 3, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 41 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL III:

THE WEST 25 FEET OF LOT TWENTY-SIX (26) AND ALL OF LOTS TWENTY-SEVEN (27) AND TWENTY-EIGHT (28) IN BLOCK FOUR (4) OF MAYFAIR TRACT NO. 3, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 41 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

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FEB 23 2011

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 139-35-315-006
b) 139-35-315-007
c) 139-35-312-002
d) _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: 111
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$ 3,800,000.00

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value: \$ ~~19,380.00~~

Real Property Transfer Tax Due \$ 19,380.00

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 [Signature] Capacity Seller

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Parviz E. Ghattari
Address: 3074 Sunrise Hts.
City: Henderson
State: NV Zip: 89052-3053

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Bel Air RG, LLC
Address: 1300 W. Olympic #500
City: Los Angeles
State: CA Zip: 90015

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

Print Name: Robert Minsky / Commerce Escrow Escrow #: 07-51427
Address: 1545 Wilshire Blvd
City: Los Angeles State: CA Zip: 90017

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

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10/10/2011
7047