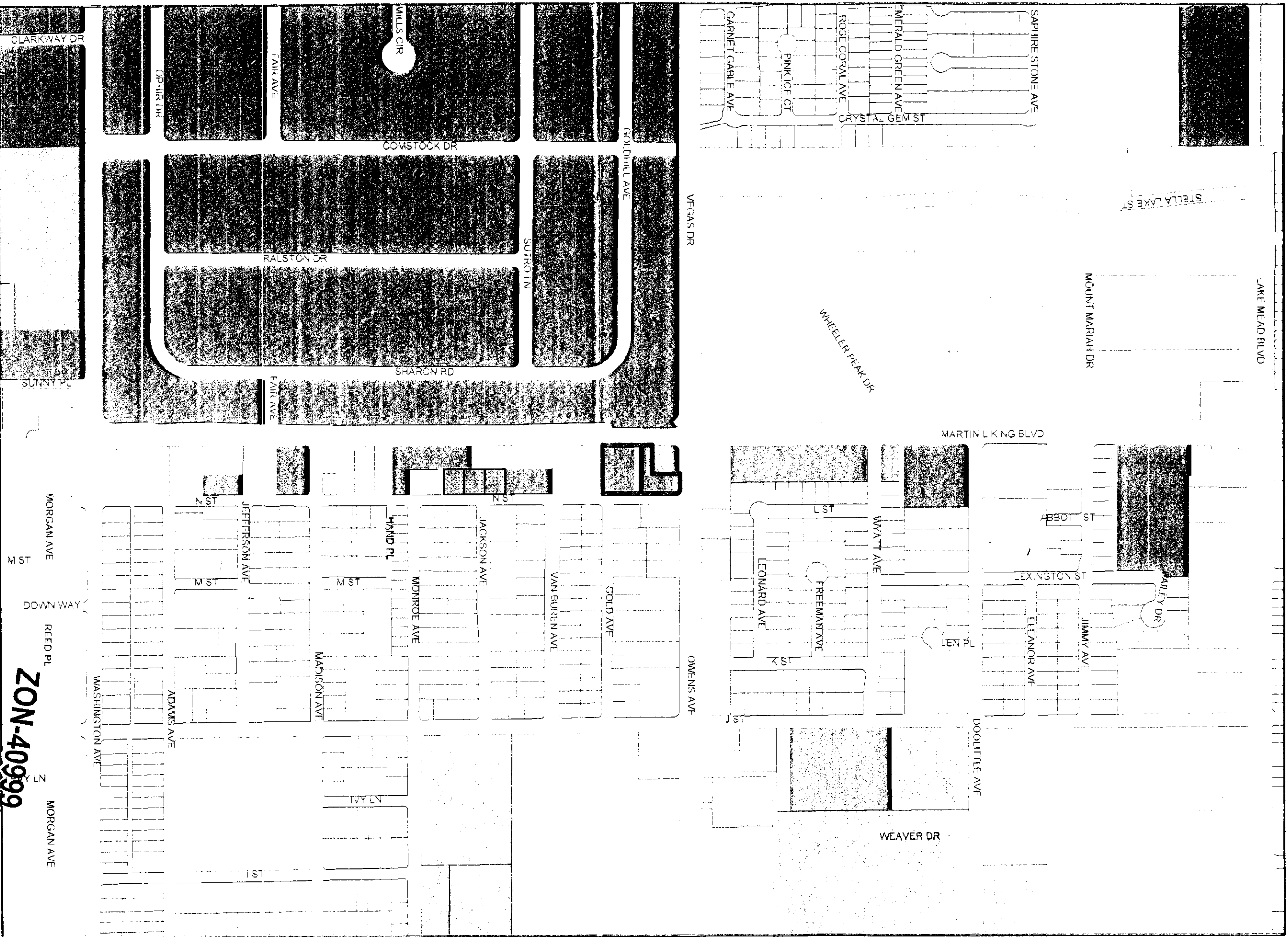


REZONING Parcel: 13928501002 and 13928501003



ZONING

	U		R-MH		R-MHP
	R-A		R-CL		P-R
	R-E		R-2		N-S
	R-D		R-3		O
	R-PD		R-4		C-D
	P-C		R-1		C-1

	PD		Subject Parcel
	T-D		City Limits
	C-2		ROI Zoning
	C-M		
	M		

FROM R-E TO C-2
ZON-40999



City maps are available online at www.portland.gov. This map is for reference only. Planning & Development Dept. 702.279.6301

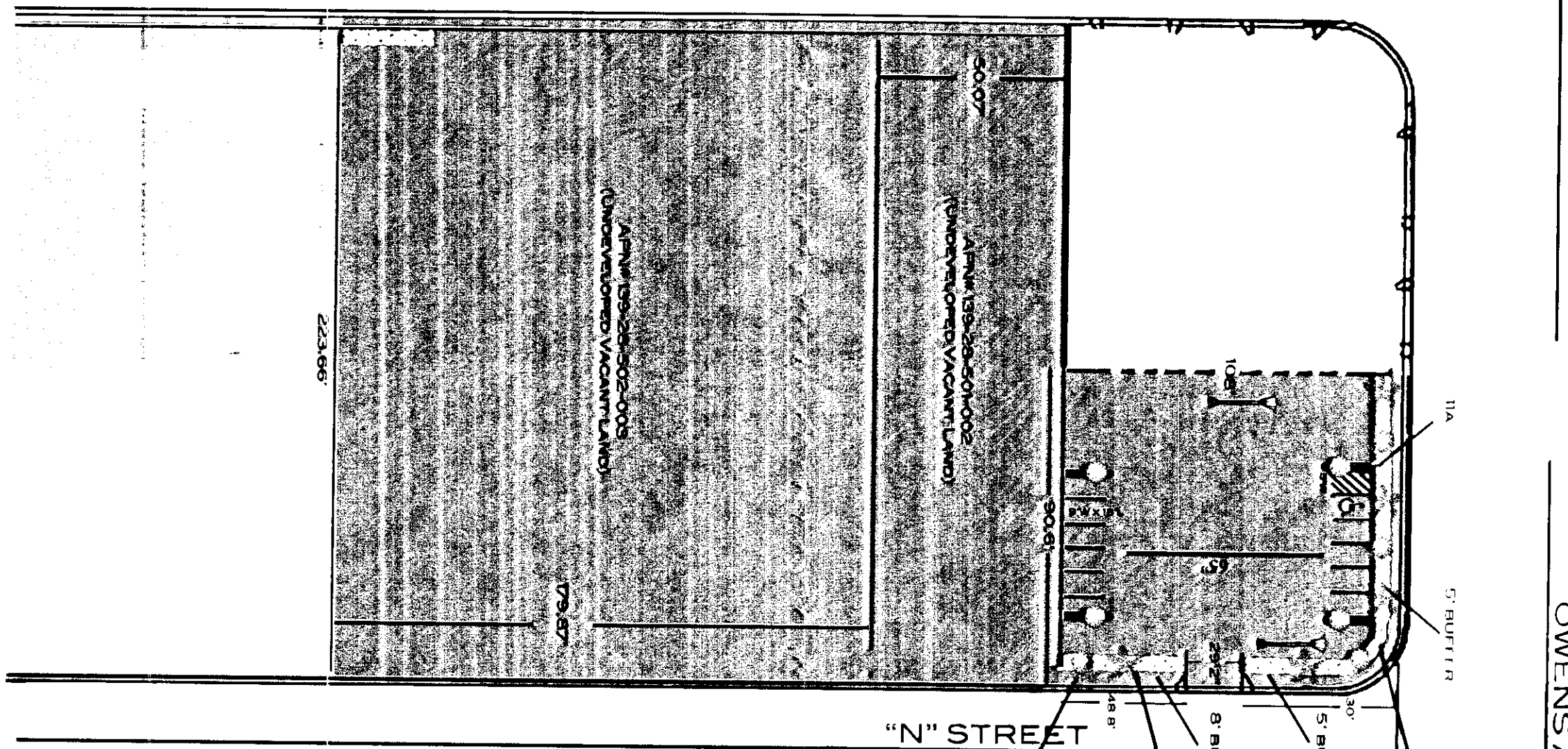


FEB 22 2011

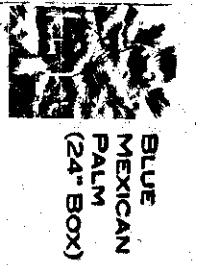
Printed August 18, 2010



MARTIN LUTHER KING BLVD.

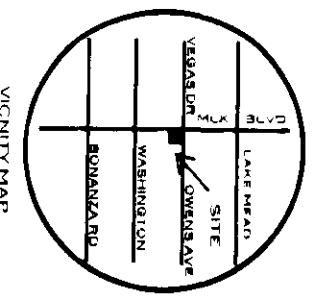


OWENS AVENUE



MAR 09 2011

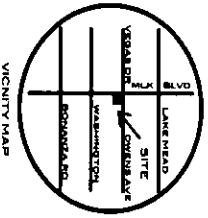
40 FT
60 M



PAT'S CHINESE FOOD & MINI-MART

ZON-40999
SDR-40998
REVISED

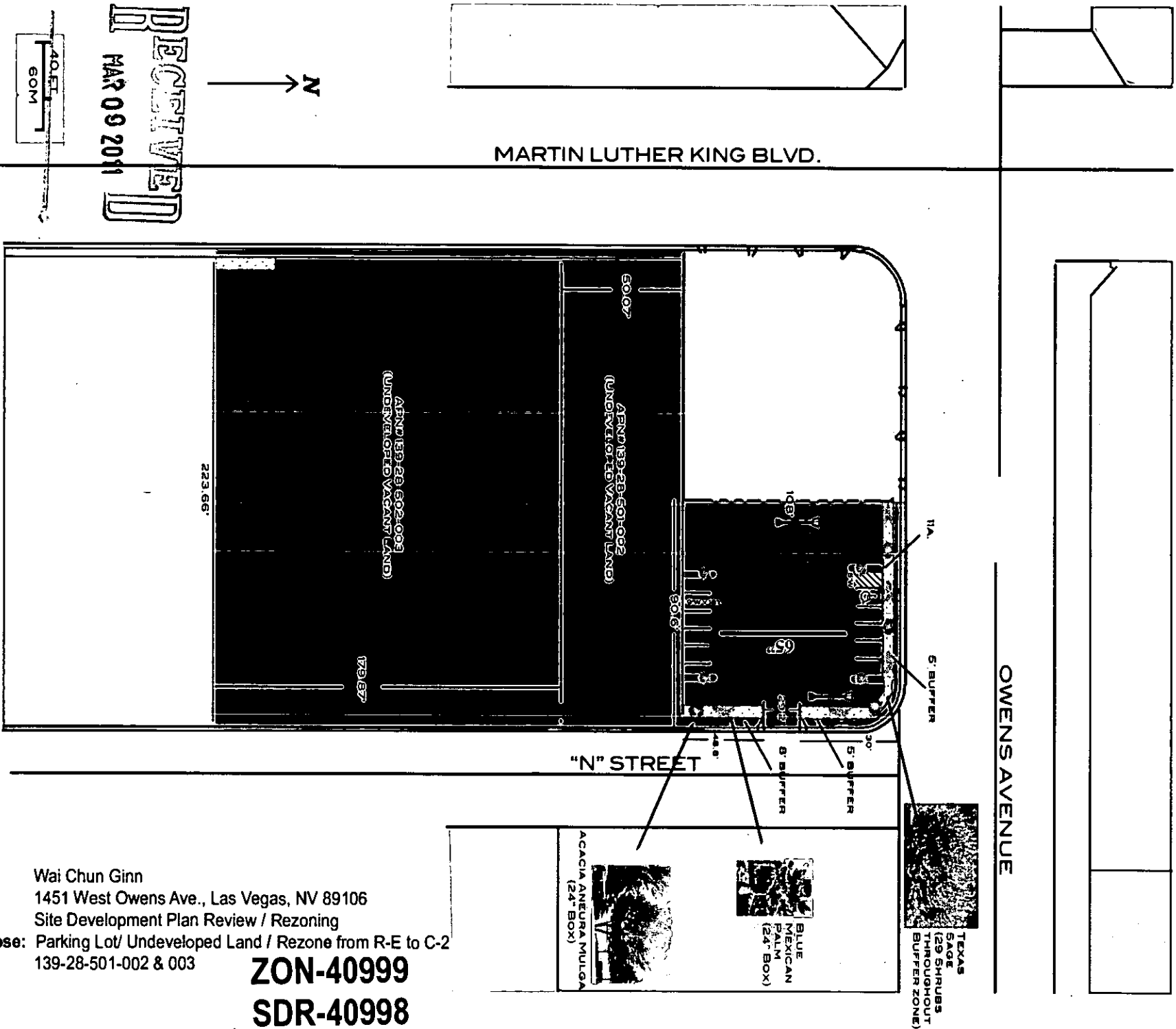
Owner/Applicant: Wai Chun Ginn
 Site Location: 1451 West Owens Ave., Las Vegas, NV 89106
 Application Type: Site Development Plan Review / Rezoning
 Application Purpose: Parking Lot/ Undeveloped Land / Rezone from R-E to C-2
 APN: 139-28-501-002 & 003



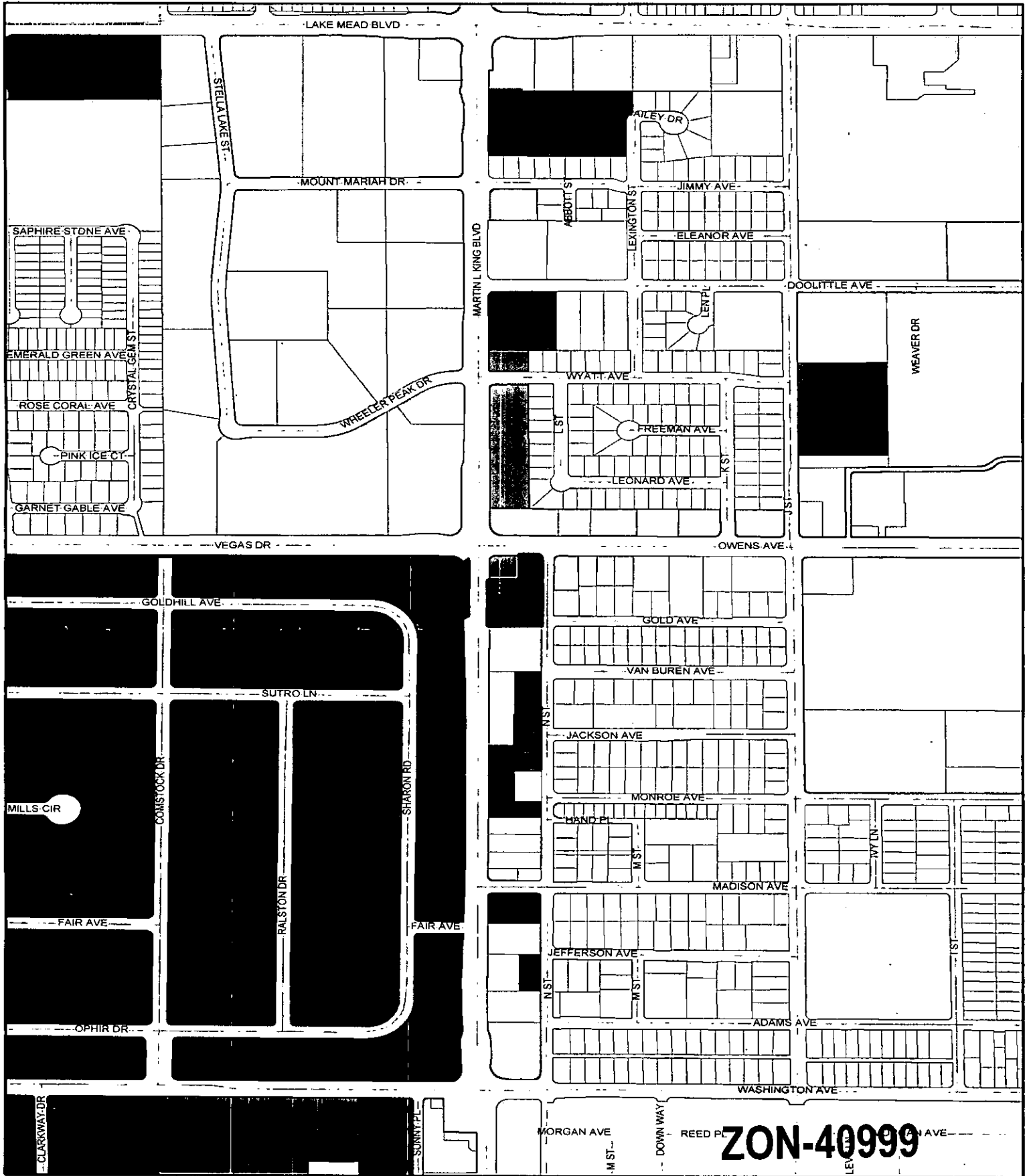
PAT'S CHINESE FOOD & MINI-MART

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APN: 139-28-501-002 & 003

ZON-40999
SDR-40998
REVISED



REZONING Parcel: 13928501002 and 13928501003



ZON-40999

ZONING	
	U
	R-A
	R-E
	C-V
	C-PB
	P-C
	R-MH
	R-CL
	R-2
	R-3
	R-4
	R-5
	R-MHP
	P-R
	N-S
	O
	C-D
	C-1
	PD
	T-D
	TC
	C-2
	C-M
	M

Subject Parcel

City Limits

RECEIVED

FROM R-E TO C-2

FEB 22 2011

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only. Geographic Information System Planning & Development Dept. 702-229-5301

Printed: August 18, 2010

PLANNING & DEVELOPMENT

NOTES

This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein.
 Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

MAP LEGEND

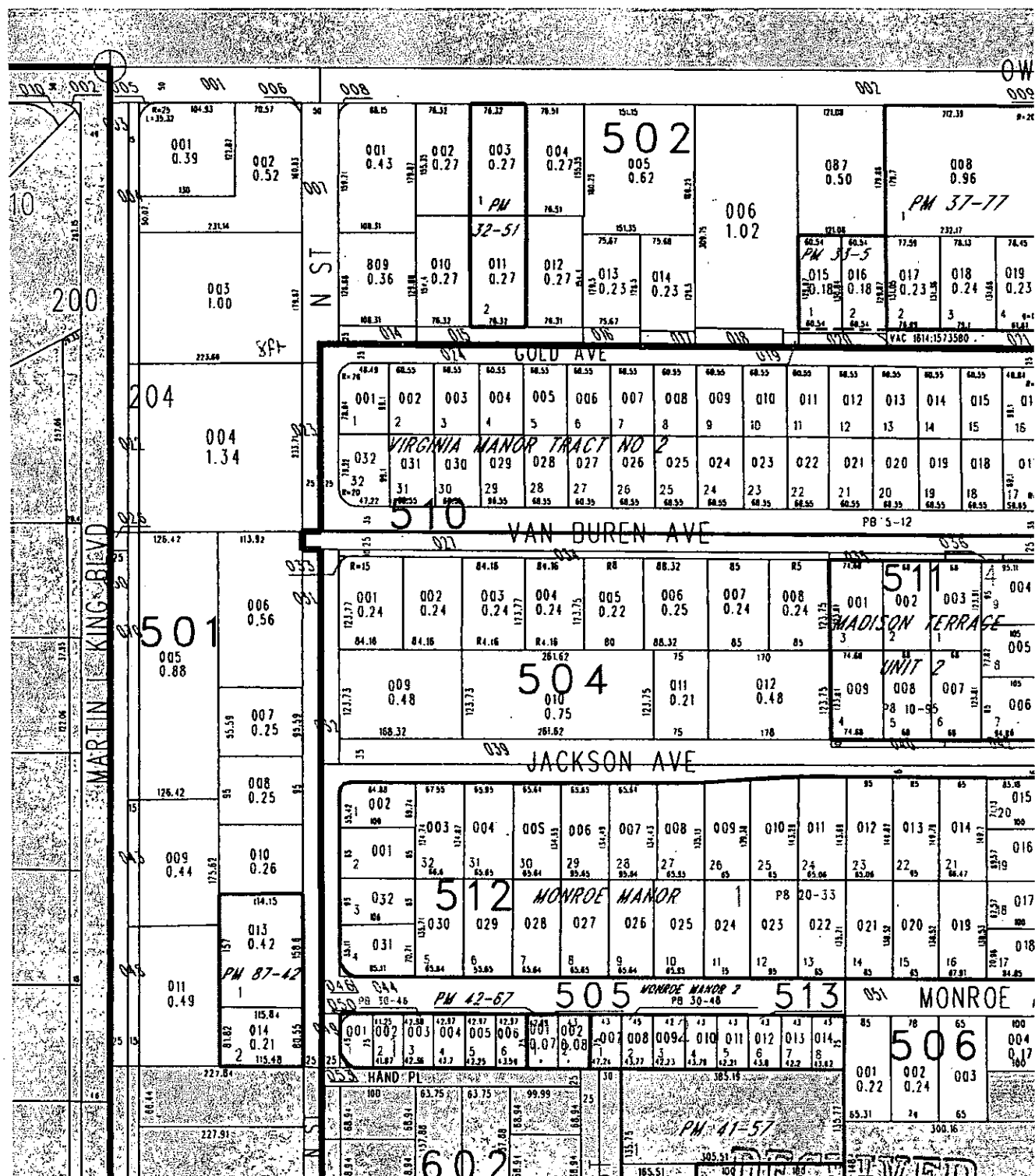
- PARCEL BOUNDARY
- - - SUBD BOUNDARY
- - - ROAD EASEMENT
- PM/LD BOUNDARY
- - - NON-PARCEL LOT LINE
- MATCH LINE / LEADER LINE
- 001 ROAD ID NUMBER

ASSessor's PAR
M. W. Sch


AVERAGE OA VALUE
35

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:117 ORIGINAL

0 50 100 200 400 600 800



RECEIVED
FEB 22 2011

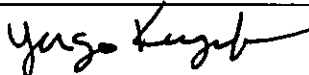
Pre-Application Conference	CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST	
Item Required		
YES	NO	

APPLICATION PACKET		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application signed and notarized by <i>all</i> property owners or authorized agent(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grant deed and legal description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Detailed justification letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Original meeting notes and checklist signed by planner
<input checked="" type="checkbox"/>	<input type="checkbox"/>	One black and white, reduced (8.5" x 11") laser copy of the location map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Correct fee(s): \$ 700.00 (Application) + \$ 500.00 (Notification) = \$ 1200.00 Total
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement of Financial Interest (SOFI) signed and notarized by <i>all</i> property owners or authorized agent(s)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Impact Notice and Assessment (DINA)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project of Regional Significance
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Copy of Business Licenses: (Owner: <input checked="" type="checkbox"/> Applicant: <input checked="" type="checkbox"/> Representative: <input type="checkbox"/>)

NOTES:
 Visit the CLV website for blank application, SOFI & DINA forms @ <http://www.lasvegasnevada.gov/>
 (Follow - "I Want To . . ." --> "Apply for -> Planning Applications")

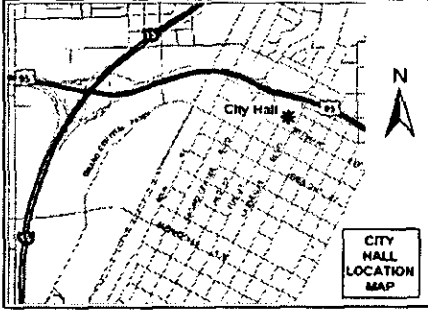
LOCATION MAP				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	19
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North arrow and vicinity map	Colored, Rolled Plans:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> property lines and present dimensions labeled	Reduced Copy (8-1/2x11):	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label existing and proposed zoning designations for subject site and surrounding areas	***NOT A SITE PLAN***	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show <i>all</i> surrounding sites within a 1,000-foot radius of subject site		

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

Owner / Applicant:	Wai Chun Ginn	Application Type:	Rezoning
Representative:	Candie Ginn	Application Purpose:	Rezone from R-E to C-2
APN:	139-28-501-002	Site Location:	SWC W. Owens and N Street
Planner's Signature:		Pre-App. Meeting Date:	8/18/10 <i>8/18/10</i>
Planner:	Yorgo Kagafas, Planner II 229-6196	Submittal Deadline:	09/07/10 - no later than 2:00 pm
		Earliest PC / CC Meeting Dates:	10/21/10 PC - 11/17/10 CC - Cycle 8

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

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

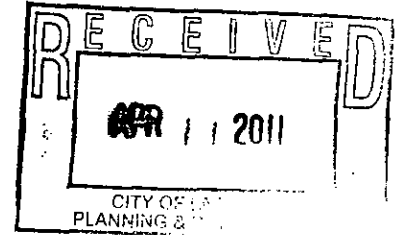
ZON-40999 & SDR-40998

Planning Commission Meeting of 4/12/2011

PRESORTED
FIRST CLASS



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



13921811031
MILLER MARY L
1212 LEONARD AVE
LAS VEGAS NV 89106-2445

Case: ZON-40999

25 BRDGN11 89106





May 19, 2011

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

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

RE: ZON-40999 – REZONING
RELATED TO SDR-40998
CITY COUNCIL MEETING OF MAY 18, 2011

Dear Ms. Ginn:

The City Council at a regular meeting held May 18, 2011, APPROVED the request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.44 acres at the southwest corner of Owens Avenue and "N" Street (APNs 139-28-501-002 and 003). The Notice of Final Action was filed with the Las Vegas City Clerk on May 19, 2011.

Sincerely,

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

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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



April 13, 2011

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

**RE: ZON-40999 - REZONING RELATED TO SDR-40998
PLANNING COMMISSION MEETING OF APRIL 12, 2011**

Dear Ms. Ginn:

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

The Planning Commission voted to recommend **APPROVAL** of your request.

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

Sincerely,

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

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

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

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov



LAS VEGAS CITY COUNCIL

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

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

**RE: ZON-40999 - REZONING RELATED TO SDR-40998
PLANNING COMMISSION MEETING OF APRIL 12, 2011**

Dear Ms. Ginn:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **April 12, 2011** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will 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", written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

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

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov





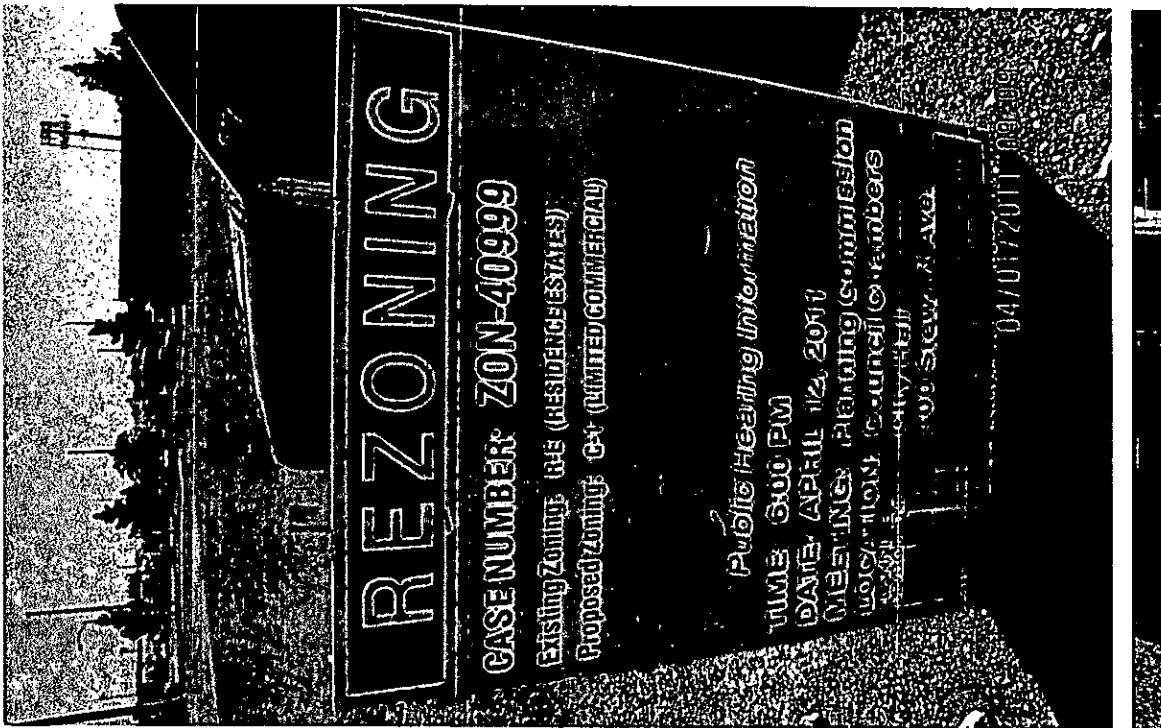
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: ZON-40999

MEETING DATE: 04/12/11 PC

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



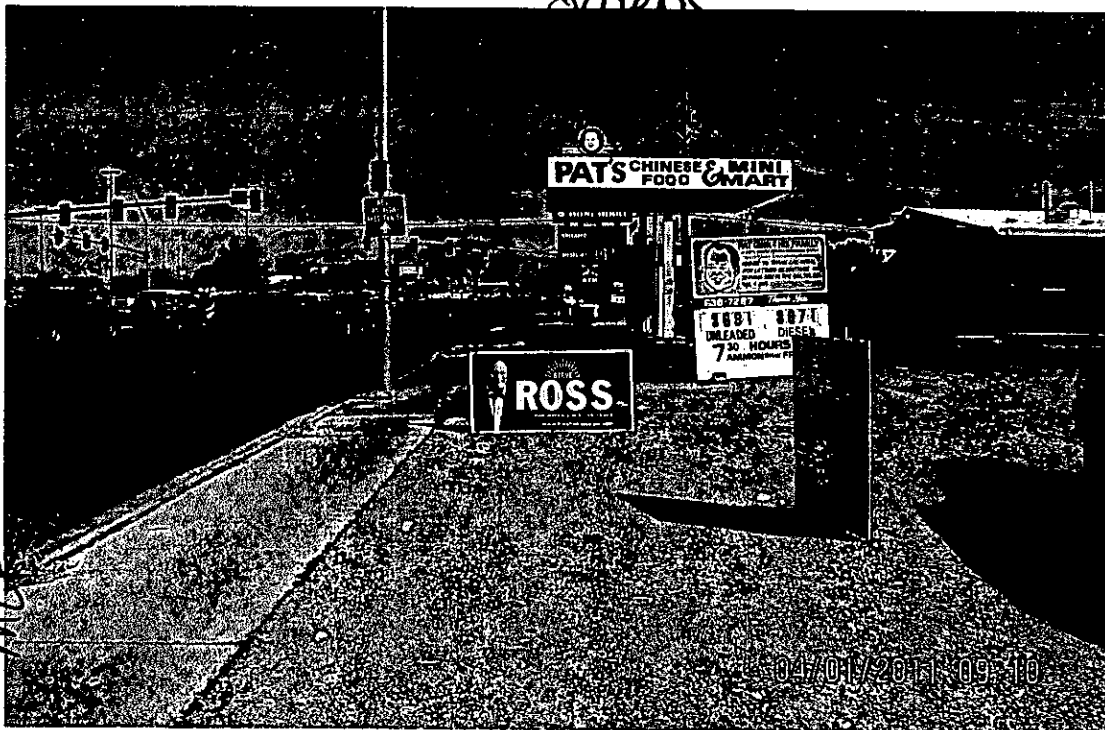
[Signature]
Signature

4-01-11
Date

This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.



Zoning
the first



[Handwritten Signature]

 Signature

4-01-11
 Date

This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

P/L 233/
223

Report of All Selected Parcels

Case Number: ZON-40999 ; SDR-40998

Printed On: Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
1217 W OWENS L L C	22722 STAGG ST WEST HILLS CA	13928502007
1418 M L K L L C	%J SHAT 413 PARKWAY EAST LAS VEGAS NV	13928501004
4 USA L L C	P O BOX 56376 SHERMAN OAKS CA	13921811023
AGUILAR JOSE G	1220 GOLD AVE LAS VEGAS NV	13928502015
ALLEN FRED B III & D REV TR ETAL	P O BOX 30457 LAS VEGAS NV	13921804008
ANDERSON ARLEE	1632 N L ST LAS VEGAS NV	13921811006
ANDERSON JAMES L & PATSY	1301 SHARON RD LAS VEGAS NV	13928110023
ANGUIANO JOSEPH	1204 JACKSON AVE LAS VEGAS NV	13928511007
ATKINSON JEARLEAN	1300 WYATT AVE LAS VEGAS NV	13921811097
ATKINSON JEARLEAN J	1300 WYATT AVE LAS VEGAS NV	13921811098
ATOM PROPERTIES L L C SERIES B	10400 SUMMIT CANYON DR LAS VEGAS NV	13928502019
BAILEY LUTHER & HATTIE	1217 LEONARD AVE LAS VEGAS NV	13921811011
BAKARI DIRETHA ETAL	1584 SPRING RAIN RD LAS VEGAS NV	13921811005
BALTIMORE ROSCOE & ETTER	509 WYATT AVE LAS VEGAS NV	13928510018
BANK NEW YORK MELLON TR CO TRS	1100 VIRGINIA DR FORT WASHINGTON PA	13928110014
BARRICK LESLIE	1879 CROMPOND RD #A-12 PEEKSKILL NY	13921811046
BEATTY JEANNIE	1221 LEONARD AVE LAS VEGAS NV	13921811010
BENNETT MARION D	1911 GOLDHILL AVE LAS VEGAS NV	13921804005
BLACKWELL BILLY	1616 J ST LAS VEGAS NV	13921811081
BLANKES DEANDRIA	1333 COMSTOCK DR LAS VEGAS NV	13928504012
BLOOD WILLIE A JR & WILLIE A	721 MILLER AVE NO LAS VEGAS NV	13921811019
BOWIE HANAH M	1204 LEONARO AVE LAS VEGAS NV	13921811029
BOXX BOBBYE LOU J & ELLERIE T	1105 FREEMAN AVE LAS VEGAS NV	13921811060
BREWER ROBERT & ROSA LEE	1200 W VAN BUREN AVE LAS VEGAS NV	13928510017
BROWN CLAUDE AUBREY & LEXIE B	1320 W MONROE AVE LAS VEGAS NV	13928512030
BROWN MARY	1217 GOLD AVE LAS VEGAS NV	13928510012
BROYLES OOROTHY JEAN MCNEAL ETAL	3679 S WILLOW SPRINGS DR LAS VEGAS NV	13928510009
BURNEY OAVIO LEE	517 BOWMAN AVE LAS VEGAS NV	13921811035
BURNS GLORIA J & MILTON O	1216 W MONROE AVE LAS VEGAS NV	13928512022
CANALES REGINA	1313 GOLD AVE LAS VEGAS NV	13928510005
CARROLL SALLIE M	1304 W MONROE AVE LAS VEGAS NV	13928512026
CARSON ANTHONY	74-5602 ALAPA ST KAILUA-KONA HI	13921811080

Report of All Selected Parcels**Case Number:** ZON-40999**Printed On:** Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
CARTER ARTHUR	1321 W MONROE AVE LAS VEGAS NV	13928513002
CARTER BRENDA M	1305 GOLD AVE LAS VEGAS NV	13928510007
CAVE HUGH	1301 GOLD AVE LAS VEGAS NV	13928510008
CHANEY WILLIA	1260 W OWENS LAS VEGAS NV	13921804010
CHERRY FAMILY LIVING TRUST	1140 PAHOR DR LAS VEGAS NV	13928513003
CHRISTENSEN RUBY	1213 LEONARD AVE LAS VEGAS NV	13921811012
CHURCH BAPTIST BETHANY	%H WASHINGTON 1229 W OWENS AVE LAS VEGAS NV	13928502006
CHURCH BAPTIST NEW JERUSALEM	1100 N D ST LAS VEGAS NV	13921801006
CHURCH NEW REVELATION BAPTIST	615 W VAN BUREN AVE LAS VEGAS NV	13928502005
CHURCH SECOND BAPTIST INC	P O BOX 270267 LAS VEGAS NV	13928504001
CLAYTON-SMITH PATRICIA ANN	1637 N L ST LAS VEGAS NV	13921811033
CLINTON MARY-ETTA	1313 W VAN BUREN AVE LAS VEGAS NV	13928504004
COLEMAN ANDREW K SR & ANGLETTTE	1317 W MONROE AVE LAS VEGAS NV	13928513004
COLEMAN HEZEKIAH & MATTIE L	1628 L ST LAS VEGAS NV	13921811007
COLEMAN LATHLYN ANN ETAL	1208 WYATT AVE LAS VEGAS NV	13921811094
CONER CORESSIA	1116 LEONARD AVE LAS VEGAS NV	13921811026
CONER JAMES REVOCABLE FAMILY TR	1205 WYATT AVE LAS VEGAS NV	13921811038
CONWAY CALLIE	1109 FREEMAN AVE LAS VEGAS NV	13921811059
COOPER ENNIS SR & CLARA L	%FIRST AMER TITLE 1100 SUPERIOR AVE #200 CLEVELAND OH	13928511003
COOPER FAMILY 2000 LIVING TRUST	1022 CUNNINGHAM DR LAS VEGAS NV	13928110084
COOPER JESSIE MAE	1112 LEONARD AVE LAS VEGAS NV	13921811025
COX COMMUNICATIONS LAS VEGAS INC	%P MEEKINS 6205 PEACHTREE DUNWOODY RD-12TH ATLANTA GA	13921416002
COX COMMUNICATIONS LAS VEGAS INC	%P MEEKINS 6205 PEACHTREE DUNWOODY RD-12TH ATLANTA GA	13921416003
CURTIS ELIE SR & JESSIE	305 MONROE AVE LAS VEGAS NV	13921811016
DANIELS MILDRED	1209 LEONARD AVE LAS VEGAS NV	13921811013
DAVIS-HOGGARD VERLIA	1401 SHARON RD LAS VEGAS NV	13928110090
DENIZ MARTIN OROSCO	1113 LEONARD AVE LAS VEGAS NV	13921811018
DIGGS AUDREY	1304 GOLD AVE LAS VEGAS NV	13928502013
DIXON LYNN ELAINE	5303 CREST POINT WATCH CT NO LAS VEGAS NV	13921811021
DO MINH TAM	3931 BRANCH AVE TEMPLE HILL MD	13921811065
DOTSON KIMBERLEE S	1105 LEDNARD AVE LAS VEGAS NV	13921811020
DYSON LARRY L	30520 RANCHO CALIFORNIA RD #107-165 TEMECULA CA	13928110027

Report of All Selected Parcels**Case Number:** ZON-40999**Printed On:** Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
E M J J FAMILY TRUST	6501 W EL CAMPO GRANDE LAS VEGAS NV	13928110020
EALY THOMAS H & NARCISSUS	1700 GOLOHILL AVE LAS VEGAS NV	13928110015
EARL JOSEPHINE	1300 W MONROE AVE LAS VEGAS NV	13928512025
EOMOND LIVING TRUST	1331 RALSTON OR LAS VEGAS NV	13928110034
FELIX LEON JR & RUBY LEE	1421 SHARON RD LAS VEGAS NV	13928110088
GALVAN-COBOS ZUHEY	1307 W MONROE AVE LAS VEGAS NV	13928505002
GARRY AUGUSTA	P O BOX 270015 LAS VEGAS NV	13928501010
GARRY AUGUSTA & HEZORAL	P O BOX 270015 LAS VEGAS NV	13928501006
GARRY AUGUSTA M	P O BOX 270015 LAS VEGAS NV	13928504011
GIBBS ROBBIE M	1220 W VAN BUREN AVE LAS VEGAS NV	13928510022
GIBBS-WALKER ONEATER	1209 W VAN BUREN AVE LAS VEGAS NV	13928511002
GINN WAI CHUN	2199 NATALIE AVE LAS VEGAS NV	13928501002
GINN WAI CHUN	2199 NATALIE LAS VEGAS NV	13928501001
GINN WAI CHUN	2199 NATALIE AVE LAS VEGAS NV	13928501003
GLASS FRANK & ROSIE	4824 E WASHINGTON LAS VEGAS NV	13928510015
GONZALEZ FAMILY TRUST	1308 W MONROE AVE LAS VEGAS NV	13928512027
GRAHAM ALVIN L	1220 W MONROE AVE LAS VEGAS NV	13928512023
GRAY ELI M JR	1113 WYATT AVE LAS VEGAS NV	13921811042
GRAY JOE W & LYOIA A	3784 S XENIA ST DENVER CO	13921811036
GREEN CHRISTI	1209 GOLO AVE LAS VEGAS NV	13928510014
HANNA PHILIP G & MAYUREE	1733 GOLOHILL AVE LAS VEGAS NV	13928110086
HARGRAVES PAULINE	1333 HEWITT ST LAS VEGAS NV	13928502004
HARRIS ASALEE & SAMUEL LEE	1317 GOLO AVE LAS VEGAS NV	13928510004
HARRIS R'CELL & GLORIA J	1163 MERRITT LN HAYWARD CA	13928513006
HARRIS R'CELL & GLORIA J	1163 MERRITT LN HAYWARD CA	13928513005
HARTS SAM JR & RUTH MAE	1324 W VAN BUREN AVE LAS VEGAS NV	13928510031
HARTS SAMUEL OEWAYNE	1308 W VAN BUREN AVE LAS VEGAS NV	13928510027
HARTWELL KEITH SR & OLLIENETTE	1216 GOLO AVE LAS VEGAS NV	13928502016
HARTWELL WILLIAM & REBECCA	1250 SHARON RD LAS VEGAS NV	13928110022
HAWKINS CLARENCE & MARIE	1200 WYATT AVE LAS VEGAS NV	13921811063
HAWKINS FAMILY REVOCABLE LIV TR	1200 WYATT AVE LAS VEGAS NV	13921811092
HAYWOODO GRETTA & CURTIS	1213 W VAN BUREN AVE LAS VEGAS NV	13928511001

Report of All Selected Parcels**Case Number:** ZON-40999**Printed On:** Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
HINES KYMBERLY D	1304 NORTH ST LAS VEGAS NV	13928512032
HOUSE4U INC	&J PREWITT 4205 SPRING RD LAS VEGAS NV	13921811009
HOUSING AUTHORITY CITY OF LV	P O BOX 1897 LAS VEGAS NV	13921804001
J G M HOLDINGS L L C	%G MARCELLINO 2225 E 74TH ST BROOKLYN NY	13928501005
JACKSON KATHY M	1317 W JACKSON AVE LAS VEGAS NV	13928512004
JACKSON LUCY M	276 HUMBOLDT PKWY BUFFALO NY	13921811014
JACOBS ESTHER & RAEDEAN	1109 WYATT AVE LAS VEGAS NV	13921811043
JOHNSON ANNIE B LIVING TRUST	1201 GOLD AVE LAS VEGAS NV	13928510016
JOHNSON BERTHA LEE	1305 JACKSON AVE LAS VEGAS NV	13928512007
JOHNSON CORA LEE ETAL	1121 FREEMAN AVE LAS VEGAS NV	13921811056
JOHNSON JOHN D	1328 GOLD ST LAS VEGAS NV	13928502009
JOHNSON TOMMY J & JOHNNIE H	1316 W MONROE AVE LAS VEGAS NV	13928512029
JOHNSON VERA	1633 K ST LAS VEGAS NV	13921811066
JOHNSON-BASS BEVERLY	1321 SHARON RD LAS VEGAS NV	13928110025
JONES ROSIE M	1104 FREEMAN AVE LAS VEGAS NV	13921811047
KELMAR INC	1333 HEWITT ST LAS VEGAS NV	13928502003
KENDRICK LUTHER & ROSA L	1800 SUTRO LN LAS VEGAS NV	13928110093
KEYES AUTUMN	1941 OPHIR DR LAS VEGAS NV	13921811015
KING AARON & OLA	1221 JACKSON AVE LAS VEGAS NV	13928512010
KINSEY STEPHANIE	1503 S WASHINGTON COMPTON WA	13928510023
KLINE G B M L C SR REV LIV TR	1305 NORTH N ST LAS VEGAS NV	13928505001
KLINE G B M L C SR REV LIV TR	1305 NORTH N ST LAS VEGAS NV	13928501014
KLINE G B M L C SR REV LIV TR	1305 NORTH N ST LAS VEGAS NV	13928501008
KLINE G B M L C SR REV LIV TR	1305 NORTH N ST LAS VEGAS NV	13928501013
KLINE GBMLC SR REV LIV TR 2008	1305 NORTH N ST LAS VEGAS NV	13928501011
KWON JAE SHIK & JI BEOM	%MLK GAS MART 1600 N MARTIN L KING BLVD LAS VEGAS NV	13921804006
LACY JIMMY RAY & BRENDA J	1120 FREEMAN AVE LAS VEGAS NV	13921811051
LACY PERRYETTA	100 PARK VISTA DR #2143 LAS VEGAS NV	13921811001
LADNER LOVIE LEE	1116 FREEMAN AVE LAS VEGAS NV	13921811050
LANGFORD WILLIE & SAM W	1224 W MONROE AVE LAS VEGAS NV	13928512024
LARA JULIA	1208 W VAN BUREN AVE LAS VEGAS NV	13928510019
LEWIS JEROME & KENYATTA Z	1340 SHARON RD LAS VEGAS NV	13928110019

Report of All Selected Parcels**Case Number:** ZON-40999**Printed On:** Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
LODGE STMARKS FRATERNAL ASSN NV	1300 GOLD AVE LAS VEGAS NV	13928502014
LONG VELMA D	1124 FREEMAN AVE LAS VEGAS NV	13921811052
LUCAS EDDIE JAMES & ELNER	1310 SHARON RD LAS VEGAS NV	13928110021
MACK LOIS J	1420 SHARON RD LAS VEGAS NV	13928110016
MACKIE SAIHIKI S	1325 W VAN BUREN AVE LAS VEGAS NV	13928504002
MAGCALAS MARYANN DELAROSA	11668 TIERNEY CREEK DR LAS VEGAS NV	13928510024
MARCUS JOHNNY LEE	3411 SAMSARA CIR NO LAS VEGAS NV	13921811041
MARIN ALAN H	821 W 55TH ST LOS ANGELES CA	13928512031
MARSHALL ELVEN R	1410 SHARON RD LAS VEGAS NV	13928110017
MARTINEZ RAYMUNDO	1208 LEONARD AVE LAS VEGAS NV	13921811030
MATUS ERUBIEL ALONSO LOPEZ	1413 REV WILSON NO LAS VEGAS NV	13921811022
MAY EDD & MARGIE	1329 GOLD AVE LAS VEGAS NV	13928510001
MCCURDY JAMES O ETAL	1312 N ST LAS VEGAS NV	13928512002
MCDANIEL JOE	1301 W VAN BUREN LAS VEGAS NV	13928504006
MCGEE WALTER W JR & DELORES J	1311 SHARON RD LAS VEGAS NV	13928110024
MCGHEE ALONZO L & MARY L FAM TR	1307 W VAN BUREN AVE LAS VEGAS NV	13928504005
MCKINNEY RUTHERFORD & DEBORAH	1309 BLUFF AVE NO LAS VEGAS NV	13921811028
MCROY DELORIS	1801 GOLDHILL AVE LAS VEGAS NV	13928110085
MCROY RUTHA M	1331 SHARON RD LAS VEGAS NV	13928110026
MENJIVAR LUIS	1310 GOLD AVE LAS VEGAS NV	13928502012
MILLER HAROLD C & ALICE J	1726 SUTRO LN LAS VEGAS NV	13928110091
MILLER JAMES D	1320 RALSTON DR LAS VEGAS NV	13928110028
MILLER MARY L	1212 LEONARD AVE LAS VEGAS NV	13921811031
MOFFETT EXTON & SHIRLEY M	1117 FREEMAN AVE LAS VEGAS NV	13921811057
MONTERO ROBERTO	4225 W 120TH ST HAWTHORNE CA	13928504007
MOORE MAJOR W & ERMOGENE	1400 SHARON RD LAS VEGAS NV	13928110018
MURRAY CLEODUS & ROSIE M	1617 K ST LAS VEGAS NV	13921811062
NOBLE CLARENCE & KRESSIE	4300 IRA ST LAS VEGAS NV	13928502001
ORDUNA EDMUNDO	1309 GOLD AVE LAS VEGAS NV	13928510006
PACIFICA L SEVENTEEN L L C	1785 HANCOCK ST #100 SAN DIEGO CA	13921811008
PAGE JOHN C & JEAN A	1320 GOLD AVE LAS VEGAS NV	13928502010
PARKER CLEMMIE L	1312 W MONROE AVE LAS VEGAS NV	13928512028

Report of All Selected Parcels**Case Number:** ZON-40999**Printed On:** Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
PARSON STELLA M	415 BETH CIR NO LAS VEGAS NV	13921811058
PATTILLO ODESSA & JOHNNY TRUST	1800 GOLD HILL AVE LAS VEGAS NV	13928110011
PAYTON IRENE	1300 W VAN BUREN AVE LAS VEGAS NV	13928510025
PEREZ-SOBERANIS MARIA REBECA	5613 CARL AVE LAS VEGAS NV	13921811004
PETER PAN INC	3105 GANNON RIDGE AVE NO LAS VEGAS NV	13928110089
PRICE VIRGINIA	1208 JACKSON AVE LAS VEGAS NV	13928511008
PULLENS MARRIE TRUST	8600 SCHOLAR LN #1002 LAS VEGAS NV	13928511004
QUISPEZ-ARMIJO HIPOLITO	722 SUNNYSIDE AVE SAN DIEGO CA	13921811003
R L T PROPERTIES NEVADA L L C	1775 N MARTIN LUTHER KING BLVD LAS VEGAS NV	13921416001
RAINEY JAMES H SR	1637 K ST LAS VEGAS NV	13921811002
RAINEY JAMES HENRY SR	1637 K ST LAS VEGAS NV	13921811067
RAY JOHN	3800 S DECATUR BLVD LAS VEGAS NV	13928110087
RAY JOHN S	1726 GOLDHILL AVE LAS VEGAS NV	13928110013
REDIC EVESTER JR & SHIRL J	1212 JACKSON AVE LAS VEGAS NV	13928511009
RICHMOND NATHAN	1204 WYATT AVE LAS VEGAS NV	13921811093
SANDERS CATHERINE SUE	1316 GOLD AVE LAS VEGAS NV	13928502011
SAVAGE TRAVISTINE	1313 JACKSON AVE LAS VEGAS NV	13928512005
SAYLES ANDREA D	1411 N ST LAS VEGAS NV	13928501007
SELMON JOANN	1201 WYATT AVE LAS VEGAS NV	13921811039
SEWELL ERNESTEN	1108 FREEMAN AVE LAS VEGAS NV	13921811048
SHELTON PAULETTE	1309 JACKSON AVE LAS VEGAS NV	13928512006
SMITH LEONARD S	1324 JACKSON AVE LAS VEGAS NV	13928504009
SMITH MARY E	1217 JACKSON AVE LAS VEGAS NV	13928512011
SNODDY TATUM VERDELL	1320 W VAN BUREN AVE LAS VEGAS NV	13928510030
STANTON EVA LEE	1225 GOLD AVE LAS VEGAS NV	13928510010
STATEN ANTHONY	1225 W VAN BUREN ST LAS VEGAS NV	13928504008
STEPHEN-FINLEY LELA	1117 LEONARD AVE LAS VEGAS NV	13921811017
STOWERS STEVIE D & TERRY D	8530 GLADE MINNOW AVE LAS VEGAS NV	13928501009
STUBBLEFIELD SAMUEL & VISTINE G	1732 SUTRO LN LAS VEGAS NV	13928110092
TAYLOR EDDIE J JR	1732 GOLDHILL AVE LAS VEGAS NV	13928110012
THOMAS FELTON JR & T REV LIV TR	1529 BARRINGTON OAKS LAS VEGAS NV	13928510011
THOMAS LINDA	1733 WHITE FALLS DR DESOTO TX	13928510029

Report of All Selected ParcelsCase Number: ZON-40999Printed On: Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
THORNTON C JAMES	7629 OONALD NELSON AVE LAS VEGAS NV	13928510020
TIGAR PROPERTIES INC	18908 LASSEN ST NORTHRIDGE CA	13921811032
TISOALE CORRINE	1212 WYATT AVE LAS VEGAS NV	13921811095
TOMASIK JAN	3823 RUSKIN ST LAS VEGAS NV	13921811024
TONG OONGQING	250 OAKHURST LN ARCADIA CA	13928504010
TRUSTEE CLARK COUNTY TREASURER	%HUGHES LUCILLE %G WEIOEN 823 LAS VEGAS BLVO S LAS VEGAS NV	13928502018
TRUSTEE CLARK COUNTY TREASURER	%HUGHES JOHNNY OURR PEGGY 1204 GOLO AVE LAS VEGAS NV	13928502008
TURNER JOHN O & LAUREOA S	1121 WYATT AVE LAS VEGAS NV	13921811040
TURNER SUNORA JEAN	1216 WYATT AVE LAS VEGAS NV	13921811096
TURPIN OMEGA	1112 FREEMAN AVE LAS VEGAS NV	13921811049
USA POSTAL SERVICE	8055 E TUFTS AVE #400 OENVER CO	13921416008
USA POSTAL SERVICE	8055 E TUFTS AVE #400 OENVER CO	13921416009
VARELA AORIEENNE C	1323 W MONROE AVE LAS VEGAS NV	13928513001
VOLUNTEERS IN MEIOCINE SO NV INC	4770 HARRISON ST #105 LAS VEGAS NV	13928601001
W F F INC	P O BOX 471 RUTH NV	13921805001
WASHINGTON JAMES JR	1641 N L ST LAS VEGAS NV	13921811027
WASHINGTON JAMES JR & B G FAM TR	1641 L ST LAS VEGAS NV	13921811034
WATSON EOWARO L & CYNTHIA	1624 J ST LAS VEGAS NV	13921811079
WEBB OEPRIEST & OTHA	1325 GOLD AVE LAS VEGAS NV	13928510003
WEBB DEPRIEST & OTHA LEE	1325 GOLO AVE LAS VEGAS NV	13928510013
WEBB OEPRIEST & OTHA LEE	1325 GOLO AVE LAS VEGAS NV	13928510026
WEBB OEPRIEST & OTHA LEE	1325 GOLO AVE LAS VEGAS NV	13928510002
WEBB ELMER	1216 VAN BUREN AVE LAS VEGAS NV	13928510021
WEBB MARY B REVOCABLE TRUST	1321 JACKSON AVE LAS VEGAS NV	13928512003
WHITNEY CATRINA	1625 K ST LAS VEGAS NV	13921811064
WICKLIFFE EDGAR M & IDA V	1125 FREEMAN AVE LAS VEGAS NV	13921811055
WICKLIFFE LAWRENCE ARMSTRONG JR	1129 FREEMAN AVE LAS VEGAS NV	13921811053
WICKLIFFE LAWRENCE ARMSTRONG JR	1129 FREEMAN AVE LAS VEGAS NV	13921811054
WILLIAMS CARRIE A	1317 W VAN BUREN AVE LAS VEGAS NV	13928504003
WILLIAMS CASSANORA A	1305 W MONROE AVE LAS VEGAS NV	13928513007
WILLIAMS CORA	1312 W VAN BUREN AVE LAS VEGAS NV	13928510028
WILLIAMS JOHNNY L C	1131 GAINESBOROUGH CT HENOERSON NV	13928512001

Report of All Selected Parcels

Case Number: ZON-40999

Printed On: Tue: March 1, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
WILLIAMS LITTLE ROY & ALANDER	1328 W VAN BUREN AVE LAS VEGAS NV	13928510032
WILLIAMS MONROE & BRENDA J	1310 RALSTONE DR LAS VEGAS NV	13928110029
WILLIS HENRY T II	1213 JACKSON AVE LAS VEGAS NV	13928512012
WILMORE MARY ANN	1225 JACKSON AVE LAS VEGAS NV	13928512009
WILSON COLEEN & MICHAEL TODD	1209 WYATT AVE LAS VEGAS NV	13921811037
WILSON KEVIN T	12771 BAILEY ST GARDEN GROVE CA	13921811061
WILSON WOODROE & BELINDA WALKER	1301 JACKSON AVE LAS VEGAS NV	13928512008
WINDER AGNES IRR FAM LIV TR	1321 W OWENS AVE LAS VEGAS NV	13928502002
WONG CLIVE	1208 GOLD AVE LAS VEGAS NV	13928502017

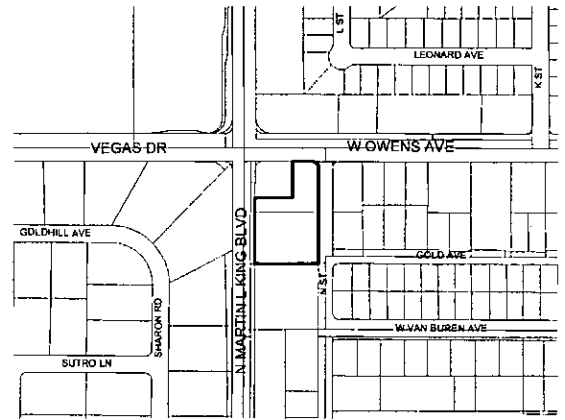
Application Information

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

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

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

Application Location



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

Public Hearing Information

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

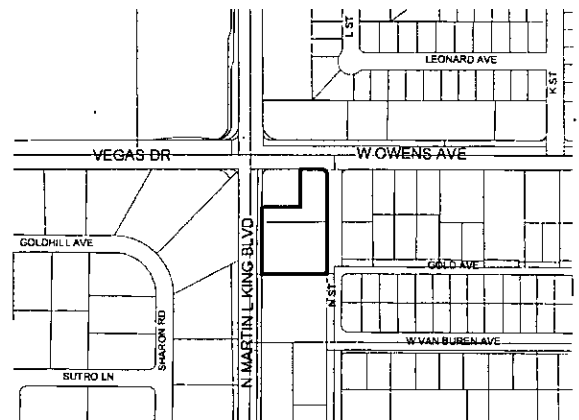
Application Information

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

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Application Location



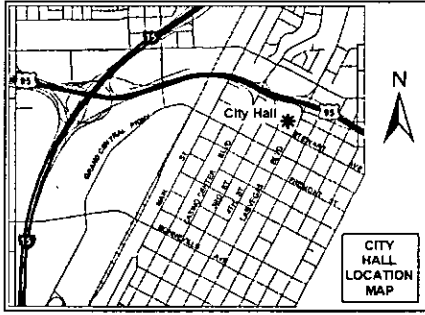
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Meeting: Planning Commission
Date: April 12, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

I SUPPORT
this Request

I OPPOSE
this Request

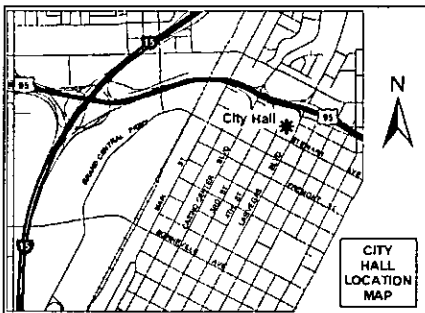
Please use available blank space on card for your comments.

ZON-40999 & SDR-40998

Planning Commission Meeting of 4/12/2011

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

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request

I OPPOSE
this Request

Please use available blank space on card for your comments.

ZON-40999 & SDR-40998

Planning Commission Meeting of 4/12/2011

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekki, Survey (FM, PM, & A's only)
Date: March 14, 2011
Re: **ZON-40999** Wai Chun Ginn SWC Owens Ave. & "N" St
Request for Rezoning from R-E to C-1 on 1.44 acres

COMMENTS:

We have no comment on the request for a Rezoning from: R-E (Residence Estates) to: C-1 (Limited Commercial) on 1.44 acres at the southwest corner of Owens Avenue and "N" Street. We note that this action is related to Site Development Plan Review SDR-40998 and all of our recommended conditions are associated with that action.

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:

ZON-40999

Aida Brents Resident Council

Berkley Square NA

Bonanza Park HOA

Bonanza Village NA

Desert Garden HOA

Diamond Point NA

G-704 NA

Harry Levy Gardens Resident Council

Hillcrest at Summit Hills HOA

Marble Manor Annex Resident Council

Rancho Manor NA

Rancho Oakey NA

Sherman Gardens Annex and Villa Capri Resident Council

Vegas Heights NA

Whispering Timbers HOA

WLV-NAA1

WLV-NAA2

WLV-NAA4

WLV-NAA6

WLV-NAA7

City of Las Vegas

Mar 8, 2011

Department

Planning and Development,

333 N Rancho Drive

Las Vegas, Nevada 89106

To Whom It May Concern,

Case #93029 Locations: 13928501002 & 13928501003

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

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

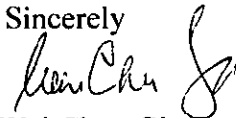
The 90.6 feet length on the north side of the property, the side adjacent to "West Owens Ave", and the 30.0 feet on the east side of the property, that curved around adjacent to "N" Street. We already have an existing 5 feet wide landscaping buffer.

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

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

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

Sincerely



Wai Chun Ginn

Pat's Chinese Food & Mini Mart

1451 W Owens Ave, Las Vegas, NV 89106

702 6387287

702 7358027

pwcginn@yahoo.com

RECEIVED
MAR 09 2011

ZON-40999
SDR-40998
REVISED

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

ZON-40999
SDR-40998

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**

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

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

PLANNING COMMISSION: **APRIL 12, 2011**

CITY COUNCIL: **MAY 18, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **MARCH 10, 2011**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney (cburney@lasvegasnevada.gov)**, the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Report Date 02/22/2011 01:04 PM

Submitted By

Page 1

A/P # 40999 REZONING

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/22/2011 08:45	983510	Temp CDO		
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	<input checked="" type="checkbox"/> Auto Reviews	Bill Group	Actual Valuation	0.00

Valuation

Description of Work

ZON-40999 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: WAI CHUN GINN - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) ZONE TO C-1 (LIMITED COMMERCIAL) ZONE on 1.44 acres 130 Feet south of the southeast corner of Martin Luther King Boulevard and Owens Avenue (APN 139-28-501-002 and 139-28-501-003), Ward 5 (Barlow).

Parent A/P #

Project # 40999 Project/Phase Name GINN'S VACANT LOTS Phase #
Size/Area 0.52 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13928501002

Location

Owner/Tenant

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

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13928501002
13928501003

Report Date 02/22/2011 01:04 PM

Submitted By

Page 2

Applicants/Contacts

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

LAS VEGAS, NV 89169-1877

Seasonal Addr

Valid From To

Comments No Comments
 CONTACT ADDITIONAL

WORKCARD: Work Card # 0
 Expiration Date

CONTACT REQUIREMENTS

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

There are no items in this list

Contractors

No Contractors

Fees	Status	Paid Dste	Amount
PROCESSING FEE	P	02/22/2011 08:53	700.00
NOTIFICATION & ADVERTISING FEE	P	02/22/2011 08:53	500.00
Total Unpaid		0.00	Total Paid 1200.00

Inspections

There are no Inspections for this Report

Review Activities

Review # Review Type # Status Waived Issued Started Completed Comp By
 Comments

Activity Review Details

Detail SUBMITTAL CHECKLIST (ZON)

Modified By BSTICKA

Modified Date/Time 02/22/2011 08:44

Comments

No Comments

Report Date 02/22/2011 01:04 PM

Submitted By

Page 3

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Pre-Application Conference Checklist
- Y Application/Petition Form
- Y Deed and Legal Description
- Y Justification Letter
- Y Location Map (6 Folded Blue Lines, 1 Rolled Colored)
- Y Laser Print of Site Plan
- Y Statement of Financial Interest
- N DINA "Project of Regional Significance" (if Applicable)

- Y Business Licensing Requirements Met
- N Business License Exempt

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

No Conditions

Project#	A/P Type	Status	Stage	Relation
----------	----------	--------	-------	----------

No children exist for this project

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

There is no planning condition for this project.

REZONING

N DINA Required? N PRS N Parent required? Zoning Information

Final City Council letter received

Annotated minutes received

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

ROI Expired

Staff Recommendation

Meeting Information

Zoning Information	Acres	Existing Added By	Existing ROI Modified By	Proposed Comments	Approved	ROI?	ROI Exp Date	Ordinance Adopted
--------------------	-------	----------------------	-----------------------------	----------------------	----------	------	--------------	-------------------

0.52	R-E			C-2				
	BSTICKA							

Report Date 02/22/2011 01:04 PM

Submitted By

Page 4

Zoning Information	Area	Expiring	Expiring ROI	Proposed	Approved	ROI?	ROI Exp Date	Ordinance Adopted
Ordinance #	Added By	Modified By	Comments					

Meeting Information	Meeting Date	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Comments	Added By	Add Date	Modified By	Modified Date		
	04/12/2011	PC	SCHEDULED			
BSTICKA		02/22/2011			0	0

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

No children exist for this project

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

No Employee Entries

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

PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	02/22/2011 08:54		0.00
	WAI CHUN GINN, GINN ENTERPRISES INC CK 4742, 702.638.7287 (PROJ 40998, 40999)				

No Model Home Details



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: REZONING FROM RE TO C
 Project Address (Location) 1451 W. OWENS AVE, LAS VEGAS, NV. 89106
 Project Name GINN'S VACANT LOTS. Proposed Use PARKING.
 Assessor's Parcel #(s) 13928501002 AND 13928501003 Ward # 5
 General Plan: existing X proposed X Zoning: existing RE proposed C
 Commercial Square Footage 59050 SQ FT Floor Area Ratio _____
 Gross Acres 1.52 Lots/Units _____ Density _____
 Additional Information 72 ft x 107 ft PAVED PARKING LOT, REMAINING ARE VACANT UNDEVELOPE LAND. SE REVITALISATION REDEVELOPMENT WEST LAS VEGAS.

PROPERTY OWNER WAI CHUN GINN Contact CANDIE GINN
 Address 2199 NATALIE AVE Phone: 702 735 8027 Fax: _____
 City LAS VEGAS State NV Zip 89169
 E-mail Address PWC GINN @ YAHOO . COM

APPLICANT WAI CHUN GINN Contact CANDIE GINN
 Address 2199 NATALIE AVE. Phone: 702 735 8027 Fax: _____
 City LAS VEGAS State NV Zip 89169
 E-mail Address PWC GINN @ YAHOO . COM.

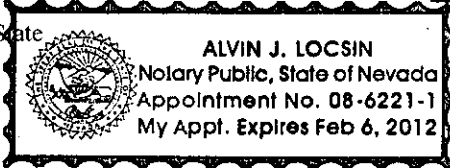
REPRESENTATIVE AS ABOVE, Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

Property Owner Signature* [Signature]
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Wai Chun Ginn
 Subscribed and sworn before me
 This 1 day of September, 2010
[Signature]

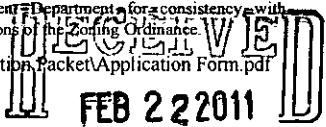
FOR DEPARTMENT USE ONLY

Case # ZON-40999
 Meeting Date: 4/12/11
 Total Fee: \$1,200
 Date Received: * 2/22/11
 Received By: [Signature]

Notary Public in and for said County and State



*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 Packet\Application Form.pdf





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-40999** APN: _____

Name of Property Owner: WAI CHUN SINN

Name of Applicant: WAI CHUN SINN

Name of Representative: WAI CHUN SINN

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

Yes

No

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

City Official: _____

Partner(s): _____

APN: _____

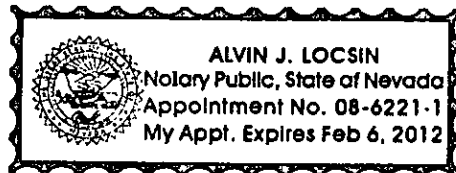
Signature of Property Owner: *Wai Chun Sinn*

Print Name: WAI CHUN SINN

Subscribed and sworn before me

This 1 day of September, 2010

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



February 18' 2011

To Whom It May Concern,

Case #93029 Location: 13928501002 & 13928501003

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

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

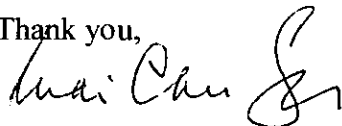
On 07/24/2010, City of Las Vegas Code Enforcement cited us for illegal parking lot - land use violation 19.04.010.

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

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

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

Thank you,



Wai Chun Ginn

ZON-40999
SDR-40998
RECEIVED
FEB 22 2011

BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

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

LICENSE #: C15-00346-2-108400

DATE ISSUED: 09/11/06

TYPE OF LICENSE: CONVENIENCE STORE/GAS

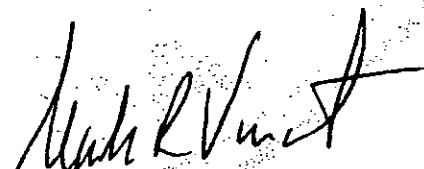
BUSINESS LOCATION: 1451 W OWENS AV

ISSUE TO:

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

PRINCIPAL(S)

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


Director, Department of Finance and Business Services

Post in a conspicuous place.

RECEIVED
FEB 22 2011



DEED OF RECONVEYANCE

KNOW ALL MEN BY THESE PRESENTS:

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

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

PARCEL (204) 010-400-011 ASSESSOR DESCRIPTION
PT NW4 NE4 SEC 28-20-61
ACRES: .52

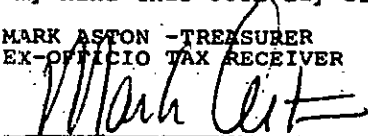
Taxes for the year 1990-91	127.73
Interest	37.25
Penalty	19.42
Advertising Costs	5.00
Taxes 1991-92 THRU 1992-93	700.43
Interest and Penalty	119.59
Recording Fee	5.00
Special Taxes	.00
	<hr/>
	1014.42

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

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

MARK ASTON -TREASURER
EX-OFFICIO TAX RECEIVER

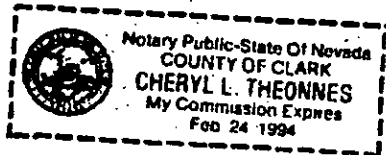
State of Nevada) SS.
County of Clark)



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

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


Cheryl L. Theonnes, Notary Public



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

06-08-93 15:23 BSB
OFFICIAL RECORDS
BOOK: 930608 INST: 01261
FEE: 5.00 RPT: .00

RECEIVED
FEB 22 2011

3 0 0 4 0 3 0 1 2 3 0
DEED OF RECONVEYANCE

KNOW ALL MEN BY THESE PRESENTS:

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

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

PARCEL (204) 010-400-010

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

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

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

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

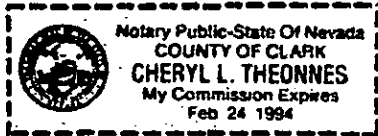
MARK ASTON - TREASURER
EX-OFFICIO TAX RECEIVER

State of Nevada) SS.
County of Clark)

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

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

Cheryl L. Theonnes, Notary Public



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

06-08-93 15:23 BSB 1
OFFICIAL RECORDS
BOOK: 930508 INST: 01260
FEE: 5.00 RPT: .00
RECEIVED
FEB 22 2011

Affix R.P.T.T. EX 107

QUITCLAIM DEED

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

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

all that real property situate in the _____ County of Clark

State of Nevada, bounded and described as follows:

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

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

Witness her hand this 18th day of July 1985

Wai Chun Ginn
WAI CHUN GINN

STATE OF Nevada
County of Clark } ss.

On this 18th day of July 1985

personally appeared before me, a Notary Public in and for said
County and State Wai Chun Ginn

ESCROW NO. _____

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

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

ARLUNE L. RUNDQUIST
Notary Public in and for the State of Nevada
COUNTY OF CLARK
My Appointment Expires Nov. 1R 1984

RECEIVED
FEB 22 2011

EXHIBIT "A"

BOOK 2106

Recorder's memo: Legibility
Questionable For Good Reproduction

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

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

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

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

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

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

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

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

Commencing at the Northeast corner of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 28, thence South 1°18'00" West along the West line of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 28 a distance of 90.00 feet to a point in the South right of way line of Owens Avenue (100.00 feet), thence South 88°47'00" East along said South right of way line, a distance of 170.00 feet to the Northeast corner of that certain parcel of land as conveyed to Union Oil Co. Of California by Deed recorded February 2, 1966, as Document No. 554955 of Official Records, Clark County, Nevada, said point also being the True Point of Beginning, thence continuing South 88°47'00" East along said South right of way line a distance of 90.06 feet to a point in the West line of that certain parcel of land as conveyed to the City of Las Vegas by Quit Claim Deed (Parcel 2) dated July 12, 1954, as Document No. 14867 of Official Records, Clark County, Nevada, thence South 0°56'00" West along said West line a distance of 179.87 feet to a point, thence North 88°47'00" West a distance of 221.81 feet to a point in the East line of Highland Avenue (80.00 feet wide), thence North 1°18'00" East along said East right of way line a distance of 50.00 feet to a point being the Southwest corner of the aforementioned Union Oil Co. Parcel, thence South 88°47'00" East along the South line of said Union Oil Co. parcel a distance of 130.00 feet to the Southeast corner thereof, thence North 1°18'00" East along the Easterly boundary of said Union Oil Co. Parcel a distance of 129.87 feet to the True Point of Beginning.

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

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

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

RECEIVED
FEB 22 2011

BOOK 2106

EXHIBIT A

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

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

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

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

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

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

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

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

Commencing at the Northeast corner of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 28, thence South 1°18'00" West along the West line of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 28 a distance of 90.00 feet to a point in the South right of way line of Owens Avenue (100.00 feet), thence South 88°47'00" East along said South right of way line, a distance of 170.00 feet to the Northeast corner of that certain parcel of land as conveyed to Union Oil Co. Of California by Deed recorded February 2, 1966, as Document No. 554955 of Official Records, Clark County, Nevada, said point also being the True Point of Beginning, thence continuing South 88°47'00" East along said South right of way line a distance of 90.06 feet to a point in the West line of that certain parcel of land as conveyed to the City of Las Vegas by Quit Claim Deed (Parcel 2) dated July 12, 1954, as Document No. 14867 of Official Records, Clark County, Nevada, thence South 0°56'00" West along said West line a distance of 179.87 feet to a point, thence North 88°47'00" West a distance of 221.81 feet to a point in the East line of Highland Avenue (80.00 feet wide), thence North 1°18'00" East along said East right of way line a distance of 50.00 feet to a point being the Southwest corner of the aforementioned Union Oil Co. Parcel, thence South 88°47'00" East along the South line of said Union Oil Co. parcel a distance of 130.00 feet to the Southeast corner thereof, thence North 1°18'00" East along the Easterly boundary of said Union Oil Co. Parcel a distance of 129.87 feet to the True Point of Beginning.

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

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

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

Recorder's memo: Legibility Questionable For Good Reproduction

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JOAN L. SWIFT, RECORDER
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P. Brown
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