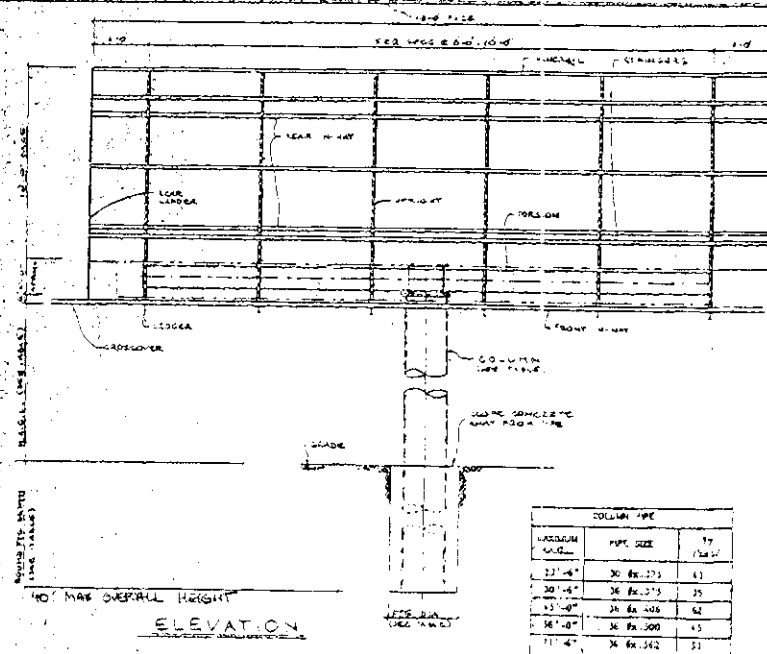
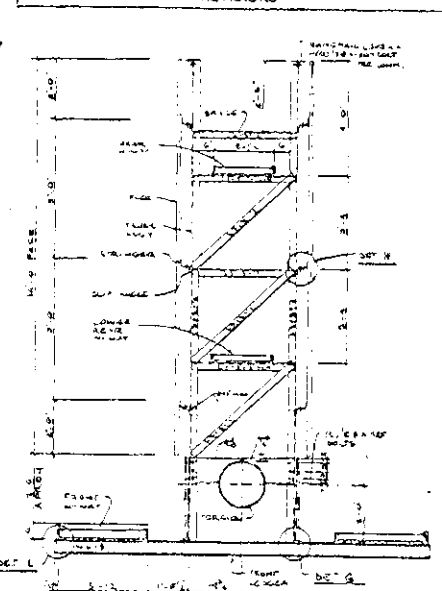
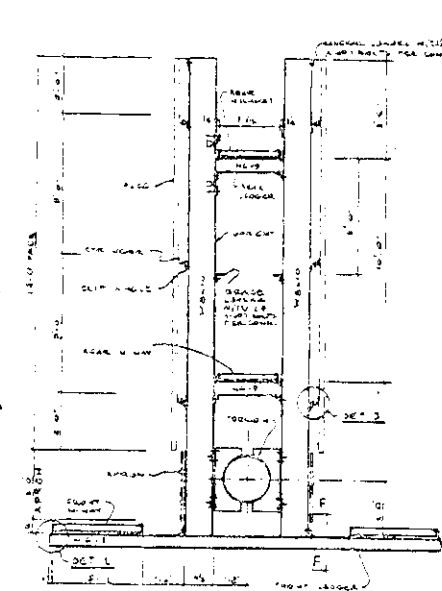
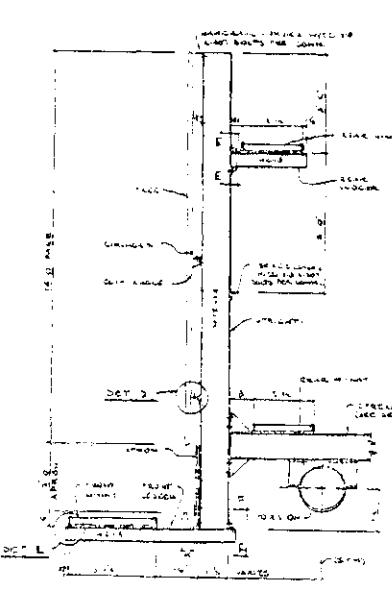
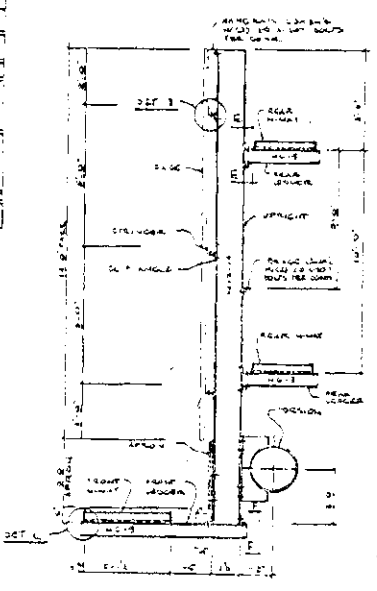
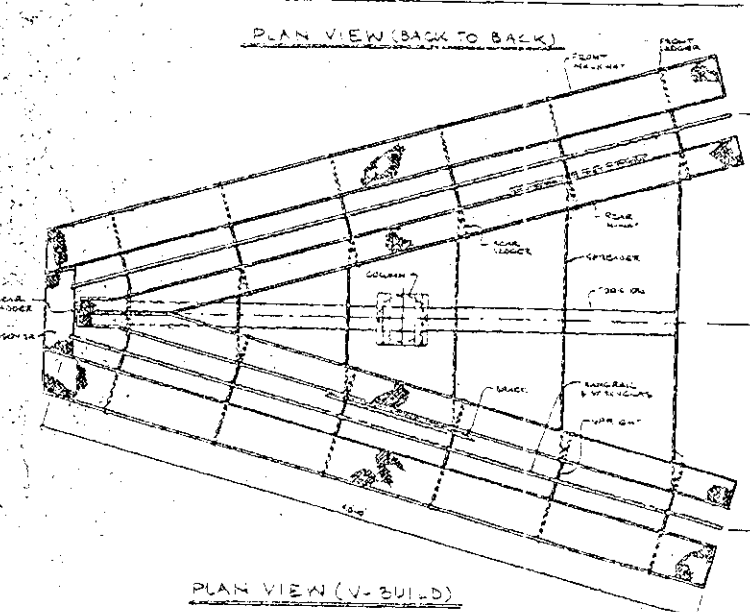
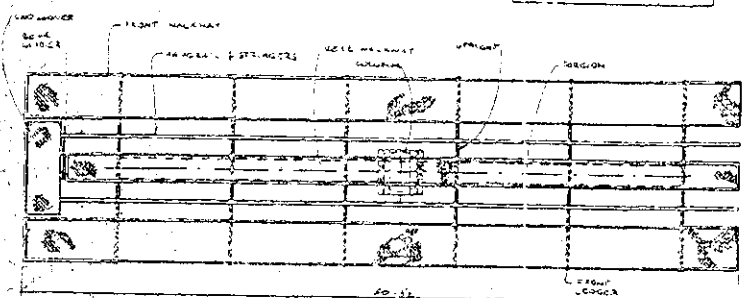




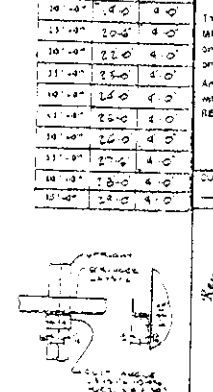
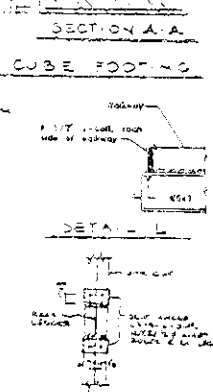
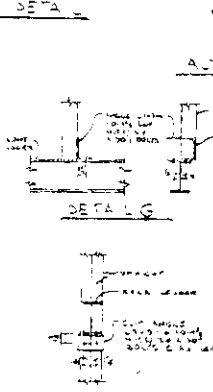
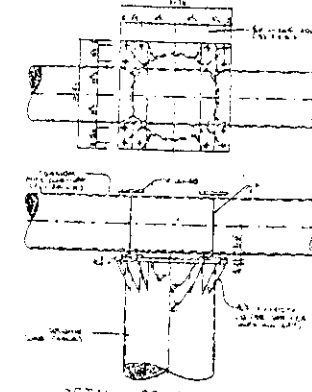
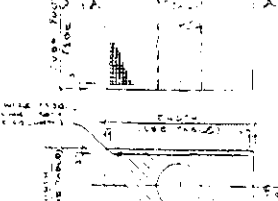
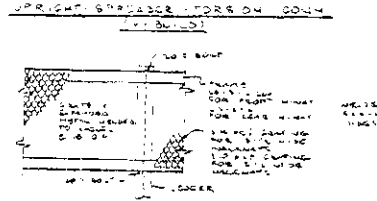
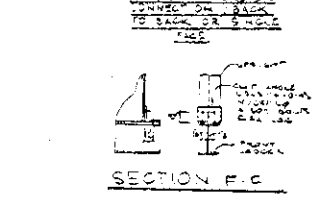
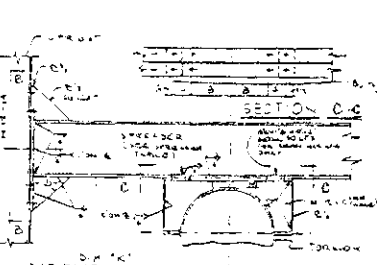
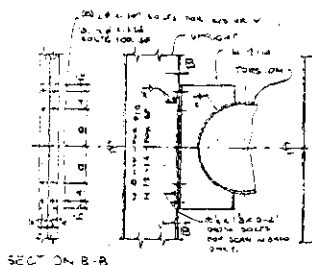
COLUMN TYPE		
LABELLING C.A.G.	PIPE SIZE	By (mm)
22" - 6"	36 8x 275	43
30" - 6"	36 8x 275	25
45" - 0"	36 8x 405	62
56" - 0"	36 8x 500	45
71" - 4"	36 8x 542	53



SPRINKLER	SPEADER BEAN SIZE
SPRINKLER 5'-0"	# 12x14
SPRINKLER 5'-0" - 2'-9"	# 12x20

CISE FOOTING			
NO.	DEPTH	FOOTING	WIDTH
1 - 14"	0 - 0	0 - 0	4 - 0
2 - 14"	1 - 0	6 - 0	6 - 0
3 - 14"	2 - 0	8 - 0	8 - 0
4 - 14"	3 - 0	10 - 0	10 - 0
5 - 14"	4 - 0	12 - 0	12 - 0
6 - 14"	5 - 0	14 - 0	14 - 0
7 - 14"	6 - 0	16 - 0	16 - 0
8 - 14"	7 - 0	18 - 0	18 - 0
9 - 14"	8 - 0	20 - 0	20 - 0
10 - 14"	9 - 0	22 - 0	22 - 0
11 - 14"	10 - 0	24 - 0	24 - 0
12 - 14"	11 - 0	26 - 0	26 - 0
13 - 14"	12 - 0	28 - 0	28 - 0
14 - 14"	13 - 0	30 - 0	30 - 0

EQUINOX TROOPING		
WAVELENGTH	POLARIZATION	
	DEPTH	SCATTERER
51 - 100	8-6	4-0
10 - 100	6-0	6-0
15 - 100	13-0	6-0
20 - 100	4-0	0-0
25 - 100	20-0	4-0
100 - 100	22-0	4-0
150 - 100	25-0	4-0
100 - 100	26-0	4-0
110 - 100	26-0	4-0
140 - 100	26-0	4-0
250 - 100	27-4	4-0
100 - 100	28-0	4-0
150 - 100	28-0	4-0



100% COMPL. AT 74
 100% COMPL. AT 75
 100% COMPL. AT 76
 100% COMPL. AT 77
 100% COMPL. AT 78
 100% COMPL. AT 79
 100% COMPL. AT 80
 100% COMPL. AT 81
 100% COMPL. AT 82
 100% COMPL. AT 83
 100% COMPL. AT 84
 100% COMPL. AT 85
 100% COMPL. AT 86
 100% COMPL. AT 87
 100% COMPL. AT 88
 100% COMPL. AT 89
 100% COMPL. AT 90
 100% COMPL. AT 91
 100% COMPL. AT 92
 100% COMPL. AT 93
 100% COMPL. AT 94
 100% COMPL. AT 95
 100% COMPL. AT 96
 100% COMPL. AT 97
 100% COMPL. AT 98
 100% COMPL. AT 99
 100% COMPL. AT 100

This card is the property of RENAISSANCE MEDIA GROUP, INC. Professional card used only when indicated by the office it is provided for permit purposes only. Any other use or reproduction is prohibited without written authorization from RENAISSANCE MEDIA GROUP, INC.

John R. Lawrence
5/16/72

RENAISSANCE MEDIA GROUP, INC.
RENAISSANCE
STATIONARY
1748 17TH AVE. S.W.
ALBUQUERQUE, N.M. 87104

CUSTOMER _____ SIGN LOCATION _____

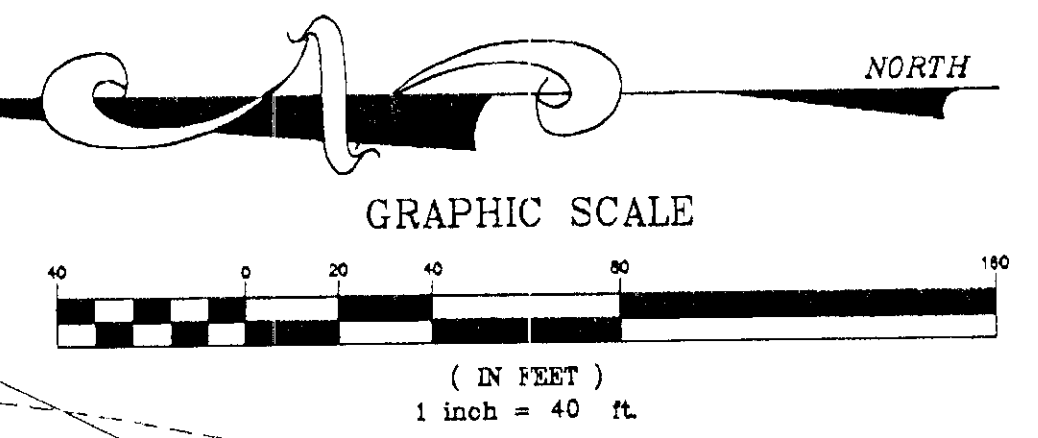
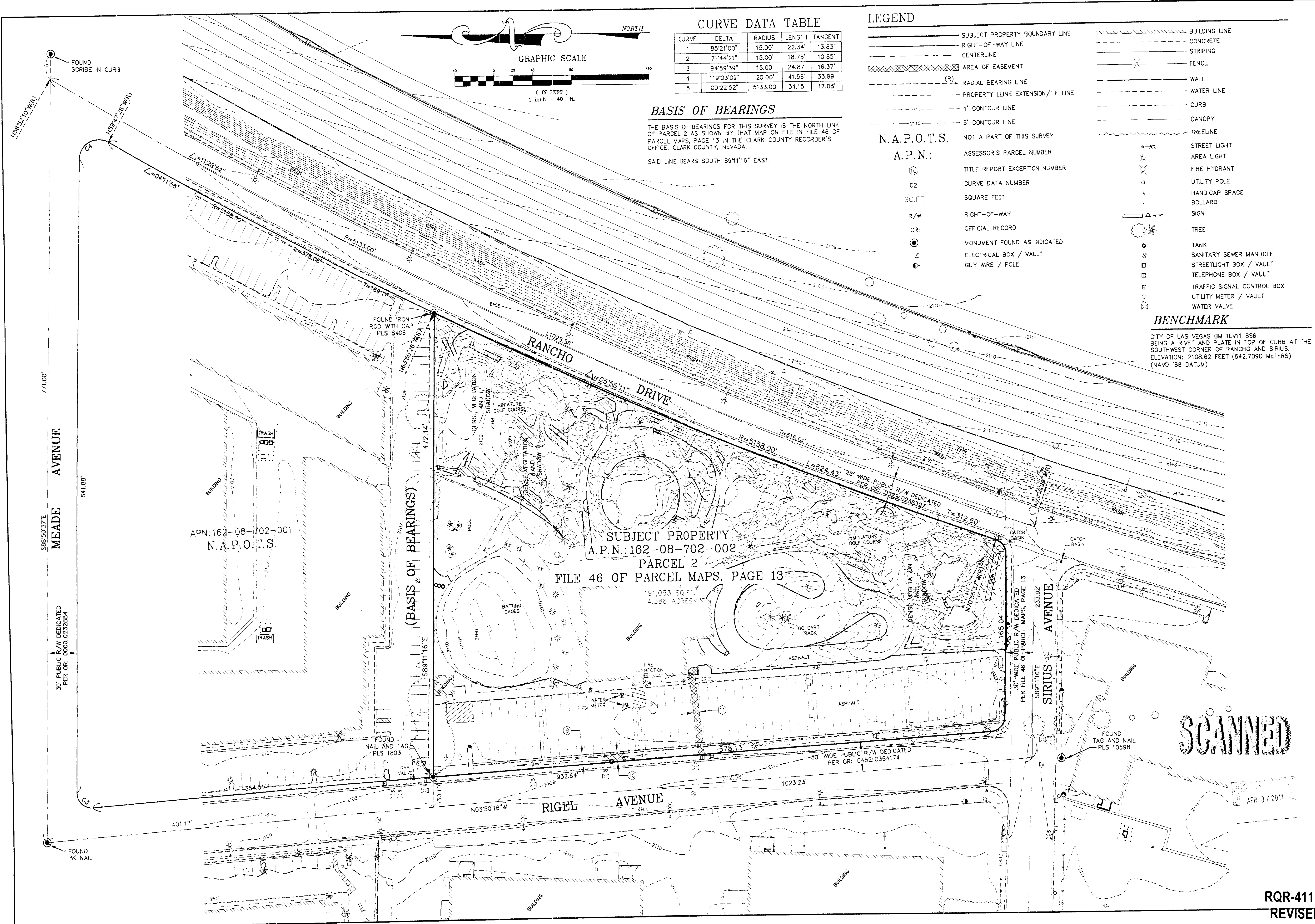
4443 3 IN 15 POST
 CENTER MOUNT
 3 IN 15 31 DOUBLE CASE
 BACK TO BACK OR
 30 2 IN 15 15 BUILD

3709 N. CENTRAL AVE.
 SUITE 1030
 PHOENIX, ARIZONA 85012

PHONE
 (602) 230-0834
 FAX
 (602) 230-0671

PART	DR	JK
	LS	
HOLE SIZE	JAW	
45 NOTED	10.3.1900	
DR NO	DRY NO	
2-10-009	1001	

RQR-41171
REVISED



CURVE DATA TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
1	85°21'00"	15.00'	22.34'	13.83'
2	71°44'21"	15.00'	18.78'	10.85'
3	94°59'39"	15.00'	24.87'	16.37'
4	119°03'09"	20.00'	41.56'	33.99'
5	00°22'52"	5133.00'	34.15'	17.08'

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF PARCEL 2 AS SHOWN BY THAT MAP ON FILE IN FILE 46 OF PARCEL MAPS, PAGE 13 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.
SAID LINE BEARS SOUTH 89°11'16" EAST.

LEGEND

- SUBJECT PROPERTY BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- AREA OF EASEMENT
- RADIAL BEARING LINE
- PROPERTY LINE EXTENSION/TIE LINE
- 1' CONTOUR LINE
- 5' CONTOUR LINE
- BUILDING LINE
- CONCRETE
- STRIPING
- FENCE
- WALL
- WATER LINE
- CURB
- CANOPY
- TREELINE
- STREET LIGHT
- AREA LIGHT
- FIRE HYDRANT
- UTILITY POLE
- HANDICAP SPACE
- BOLLARD
- SIGN
- TREE
- TANK
- SANITARY SEWER MANHOLE
- STREETLIGHT BOX / VAULT
- TELEPHONE BOX / VAULT
- TRAFFIC SIGNAL CONTROL BOX
- UTILITY METER / VAULT
- WATER VALVE

N.A.P.O.T.S.

- ASSESSOR'S PARCEL NUMBER
- TITLE REPORT EXCEPTION NUMBER
- CURVE DATA NUMBER
- SQUARE FEET
- RIGHT-OF-WAY
- OFFICIAL RECORD
- MONUMENT FOUND AS INDICATED
- ELECTRICAL BOX / VAULT
- GUY WIRE / POLE

BENCHMARK

CITY OF LAS VEGAS BM 1LV11 856
BEING A RIVET AND PLATE IN TOP OF CURB AT THE
SOUTHWEST CORNER OF RANCHO AND SIRIUS.
ELEVATION: 2108.62 FEET (642.7090 METERS)
(NAVD '88 DATUM)

LOCHSA SURVEYING
6345 S. JONES BLVD., SUITE 200
LAS VEGAS, NV 89118
(702) 365-9312 FAX (702) 365-9317

ALTA / ACSM LAND TITLE SURVEY for
SCANDIA TOWERS

DRAWN BY: SUB
PROJECT NO: SCALE: AS NOTED
S-1702

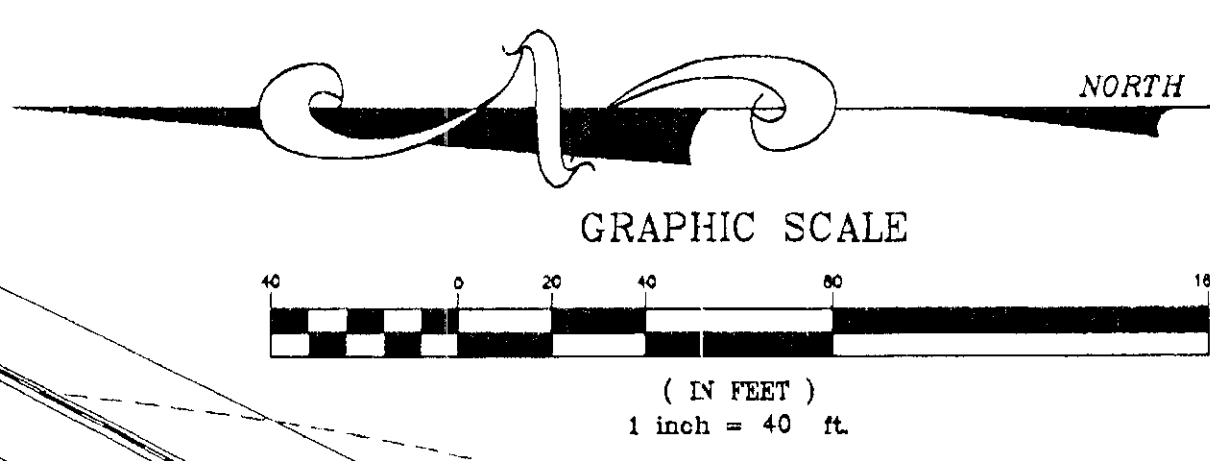
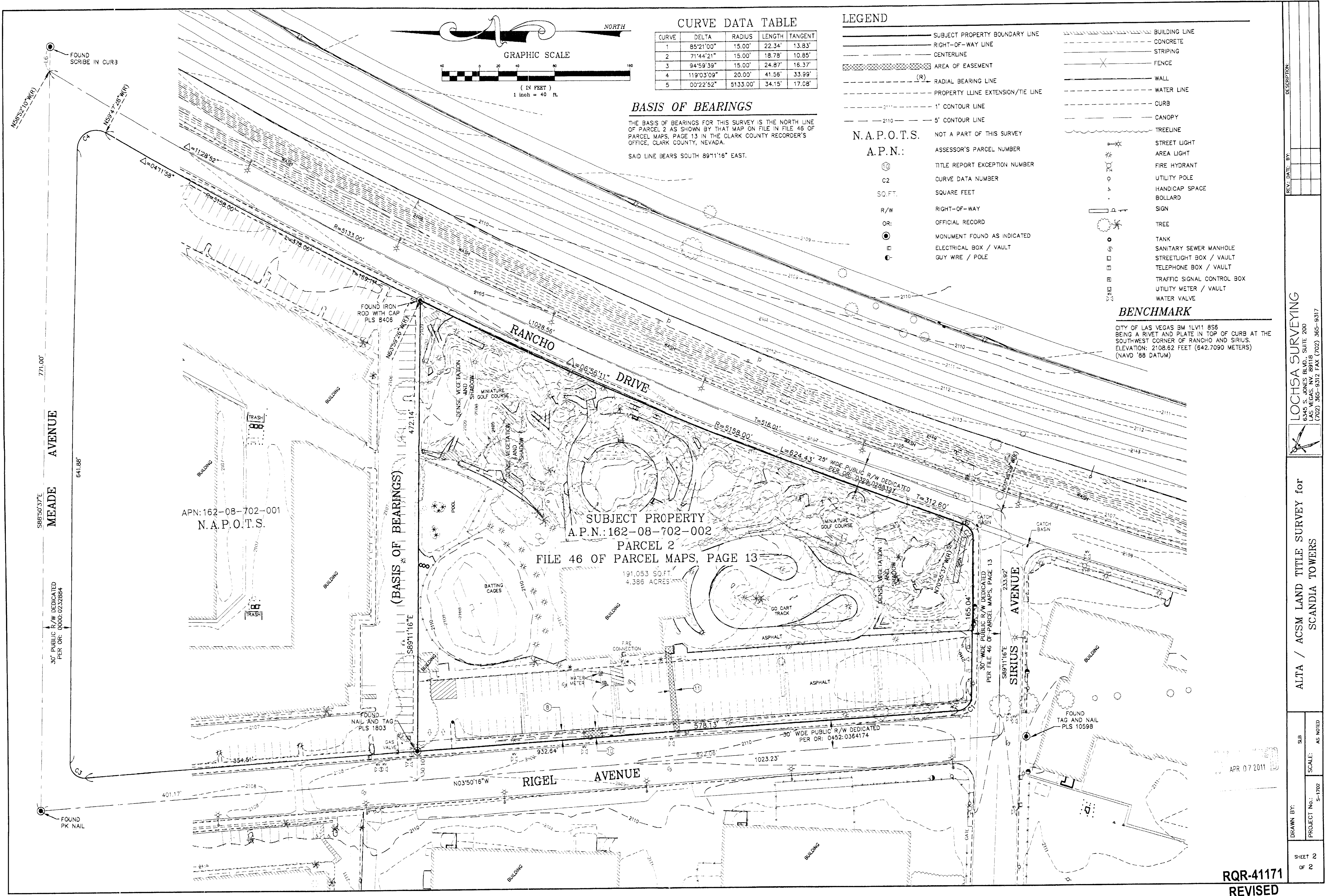
SHEET 2
OF 2

DESCRIPTION:

REV. DATE: BY:

RQR-41171
REVISED

APR 07 2011



CURVE DATA TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
1	85°21'00"	15.00'	22.34'	13.83'
2	71°44'21"	15.00'	18.78'	10.85'
3	94°59'39"	15.00'	24.87'	16.37'
4	119°03'09"	20.00'	41.56'	33.99'
5	00°22'52"	5133.00'	34.15'	17.08'

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF PARCEL 2 AS SHOWN BY THAT MAP ON FILE IN FILE 46 OF PARCEL MAPS, PAGE 13 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.
SAID LINE BEARS SOUTH 89°11'16" EAST.

- LEGEND**
- SUBJECT PROPERTY BOUNDARY LINE
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - AREA OF EASEMENT
 - RADIAL BEARING LINE
 - PROPERTY LINE EXTENSION/TIE LINE
 - 1' CONTOUR LINE
 - 5' CONTOUR LINE
 - NOT A PART OF THIS SURVEY
 - ASSESSOR'S PARCEL NUMBER
 - TITLE REPORT EXCEPTION NUMBER
 - CURVE DATA NUMBER
 - SQ.FT. SQUARE FEET
 - R/W RIGHT-OF-WAY
 - OR: OFFICIAL RECORD
 - MONUMENT FOUND AS INDICATED
 - ELECTRICAL BOX / VAULT
 - GUY WIRE / POLE
 - BUILDING LINE
 - CONCRETE
 - STRIPING
 - FENCE
 - WALL
 - WATER LINE
 - CURB
 - CANOPY
 - TREELINE
 - STREET LIGHT
 - AREA LIGHT
 - FIRE HYDRANT
 - UTILITY POLE
 - HANDICAP SPACE
 - BOLLARD
 - SIGN
 - TREE
 - TANK
 - SANITARY SEWER MANHOLE
 - STREETLIGHT BOX / VAULT
 - TELEPHONE BOX / VAULT
 - TRAFFIC SIGNAL CONTROL BOX
 - UTILITY METER / VAULT
 - WATER VALVE

BENCHMARK
CITY OF LAS VEGAS BM 1LV11 856
BEING A RIVET AND PLATE IN TOP OF CURB AT THE
SOUTH-WEST CORNER OF RANCHO AND SIRIUS.
ELEVATION: 2108.62 FEET (642.7090 METERS)
(NAVD '88 DATUM)

APN: 162-08-702-001
N.A.P.O.T.S.

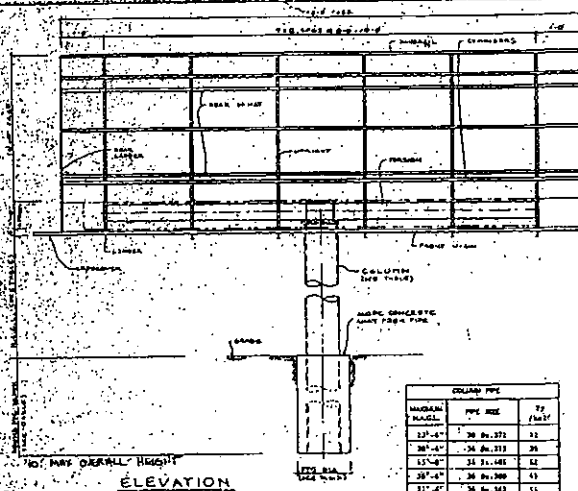
SUBJECT PROPERTY
A.P.N.: 162-08-702-002
PARCEL 2
FILE 46 OF PARCEL MAPS, PAGE 13
191,053 SQ.FT.
4.386 ACRES

LOCHSA SURVEYING
6345 S. JONES BLVD., SUITE 200
LAS VEGAS, NV 89118
(702) 365-9312 FAX (702) 365-9317

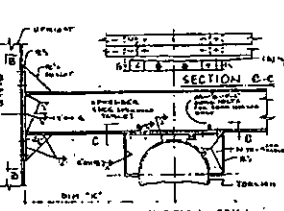
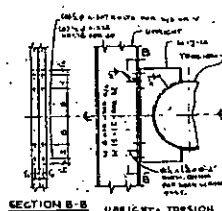
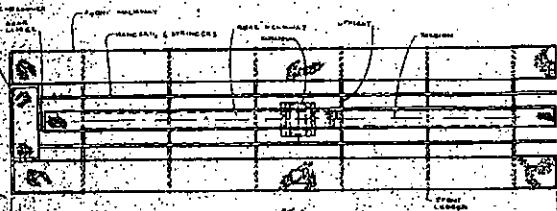
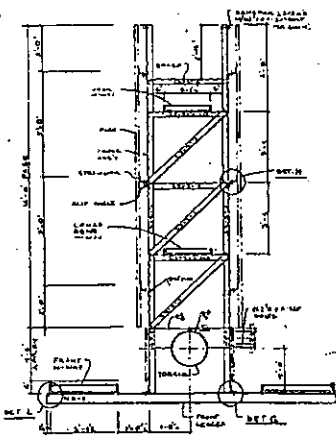
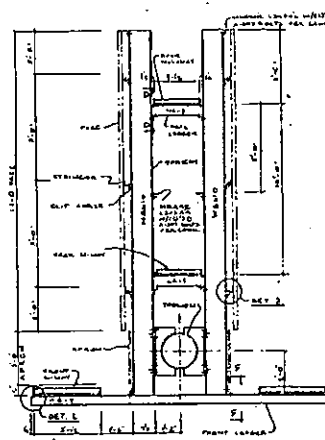
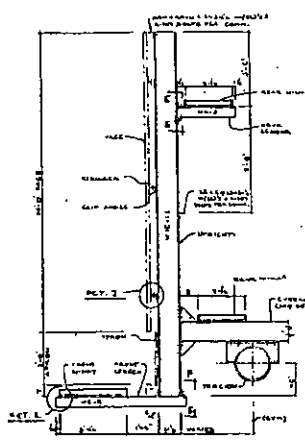
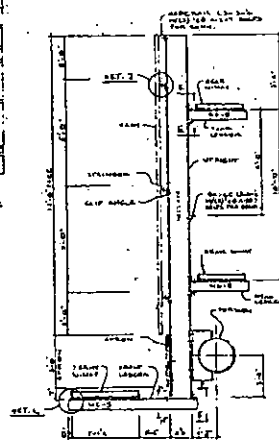
ALTA / ACSM LAND TITLE SURVEY for
SCANDIA TOWERS

DESCRIPTION:
REV. DATE: BY:
DRAWN BY: SIB
PROJECT NO.: S-1702
SHEET 2 OF 2

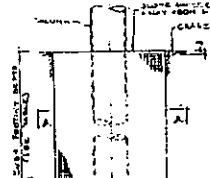
SCALE: AS NOTED
APR 07 2011
RQR-41171
REVISED



COLUMN PIPE		
MARCHAL MAGEL	PIPE SIZE	79 /m2
23"-6"	30 Du. 372	22
28"-6"	34 Du. 373	26
35"-6"	34 Du. 445	32
38"-6"	36 Du. 300	43
31"-6"	34 Du. 343	51

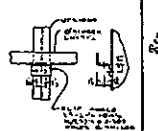
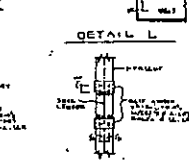
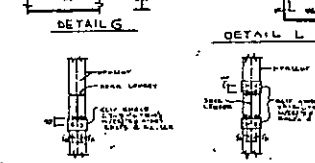
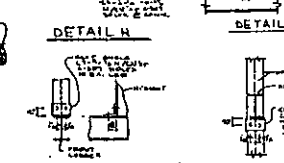
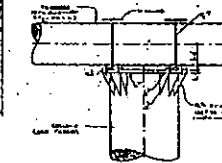
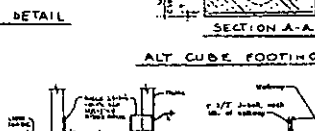
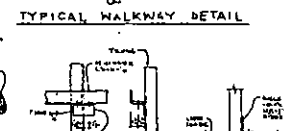
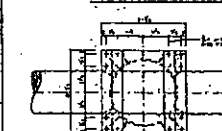
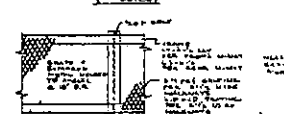
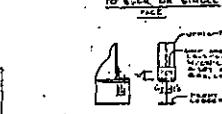
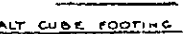
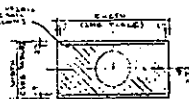


SPREADER TABLE	
SPAN 7'	SPREADER #EACH 57%
THICK 5'-0"	W 12x14
W 12x14	W 12x14



DATE	POPULATION		
	MEPH	LEWIS	MEPH
1-1-68	10-0	8-0	4-0
15-1-68	11-0	8-0	6-0
22-1-68	12-0	9-0	7-0
29-1-68	13-0	8-0	6-0
3-2-68	12-0	9-0	6-0
10-2-68	12-0	10-0	6-0
17-2-68	13-0	10-0	8-0
24-2-68	13-0	10-0	8-0
3-3-68	14-0	10-0	8-0
10-3-68	15-0	11-0	8-0
17-3-68	16-0	11-0	8-0
24-3-68	17-0	11-0	8-0
31-3-68	18-0	11-0	8-0
7-4-68	19-0	11-0	8-0
14-4-68	20-0	11-0	8-0
21-4-68	21-0	11-0	8-0
28-4-68	22-0	11-0	8-0
5-5-68	23-0	11-0	8-0
12-5-68	24-0	11-0	8-0
19-5-68	25-0	11-0	8-0
26-5-68	26-0	11-0	8-0
2-6-68	27-0	11-0	8-0
9-6-68	28-0	11-0	8-0
16-6-68	29-0	11-0	8-0
23-6-68	30-0	11-0	8-0
30-6-68	31-0	11-0	8-0
7-7-68	32-0	11-0	8-0
14-7-68	33-0	11-0	8-0
21-7-68	34-0	11-0	8-0
28-7-68	35-0	11-0	8-0
4-8-68	36-0	11-0	8-0
11-8-68	37-0	11-0	8-0
18-8-68	38-0	11-0	8-0
25-8-68	39-0	11-0	8-0
1-9-68	40-0	11-0	8-0
8-9-68	41-0	11-0	8-0
15-9-68	42-0	11-0	8-0
22-9-68	43-0	11-0	8-0
29-9-68	44-0	11-0	8-0
6-10-68	45-0	11-0	8-0
13-10-68	46-0	11-0	8-0
20-10-68	47-0	11-0	8-0
27-10-68	48-0	11-0	8-0
3-11-68	49-0	11-0	8-0
10-11-68	50-0	11-0	8-0
17-11-68	51-0	11-0	8-0
24-11-68	52-0	11-0	8-0
1-12-68	53-0	11-0	8-0
8-12-68	54-0	11-0	8-0
15-12-68	55-0	11-0	8-0
22-12-68	56-0	11-0	8-0
29-12-68	57-0	11-0	8-0
5-1-69	58-0	11-0	8-0
12-1-69	59-0	11-0	8-0
19-1-69	60-0	11-0	8-0
26-1-69	61-0	11-0	8-0
2-2-69	62-0	11-0	8-0
9-2-69	63-0	11-0	8-0
16-2-69	64-0	11-0	8-0
23-2-69	65-0	11-0	8-0
1-3-69	66-0	11-0	8-0
8-3-69	67-0	11-0	8-0
15-3-69	68-0	11-0	8-0
22-3-69	69-0	11-0	8-0
29-3-69	70-0	11-0	8-0
5-4-69	71-0	11-0	8-0
12-4-69	72-0	11-0	8-0
19-4-69	73-0	11-0	8-0
26-4-69	74-0	11-0	8-0
3-5-69	75-0	11-0	8-0
10-5-69	76-0	11-0	8-0
17-5-69	77-0	11-0	8-0
24-5-69	78-0	11-0	8-0
31-5-69	79-0	11-0	8-0
7-6-69	80-0	11-0	8-0
14-6-69	81-0	11-0	8-0
21-6-69	82-0	11-0	8-0
28-6-69	83-0	11-0	8-0
5-7-69	84-0	11-0	8-0
12-7-69	85-0	11-0	8-0
19-7-69	86-0	11-0	8-0
26-7-69	87-0	11-0	8-0
2-8-69	88-0	11-0	8-0
9-8-69	89-0	11-0	8-0
16-8-69	90-0	11-0	8-0
23-8-69	91-0	11-0	8-0
30-8-69	92-0	11-0	8-0
6-9-69	93-0	11-0	8-0
13-9-69	94-0	11-0	8-0
20-9-69	95-0	11-0	8-0
27-9-69	96-0	11-0	8-0
4-10-69	97-0	11-0	8-0
11-10-69	98-0	11-0	8-0
18-10-69	99-0	11-0	8-0
25-10-69	100-0	11-0	8-0

SOURCE TOWERS		
N.A.S.L.	POLYMERIZATION	
	DEPTH	SAMPLES
31°-0'	16'-0"	4-0
20°-0'	16'-0"	4-0
12°-0'	16'-0"	4-0
10°-0'	19'-0"	4-0
12°-0'	20'-0"	4-0
34°-0'	20'-0"	4-0
25°-0'	28'-0"	4-0
26°-0'	24'-0"	4-0
13°-0'	26'-0"	4-0
31°-0'	26'-0"	4-0
33°-0'	37'-0"	4-0
30°-0'	28'-0"	4-0



This panel is the property of RENAISSANCE MEDIA GROUP, INC. Professional seal valid only when indicated by the above. It is provided for patient purposes only.

Any other use or reproduction is prohibited without written authorization from RENAISSANCE MEDIA GROUP, INC.



A circular professional seal of the American Dental Association. The outer ring contains the text "AMERICAN DENTAL ASSOCIATION" at the top and "1917-1918" at the bottom. The inner circle contains the text "DENTAL SEAL" at the top, "DENTIST" in the center, and "No. 4348" at the bottom.

4. R. Santini
5/26/72

CUSTOMER	SIGN LOCATION
----------	---------------

14X45 BUREAU POST
CENTER ROUTE

RECEIVED
RMC
SINGLE or DOUBLE TA
BACK TO BACK or

3701 N. CENTRAL AVE
WANTER 1020

DATE 10/20	TIME	AGE	WEIGHT
PHOENIX, ARIZONA		26	
PHONE 86012	MOLE SIZE	DAVE	

(502) 230-8834	23 MOBILE	10-3-1990
FAX	100-NO	841 NO

500-0	101
-------	-----

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

R 07.2011 001

✓

RQR-41171
REVISED

APR 07 2011

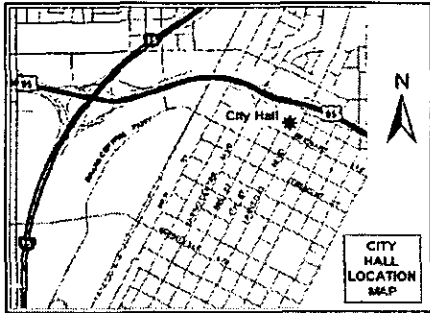
RECEIVED
MAR 10 2011

ROR-41171

RECEIVED
APR 07 2011

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT
this Request

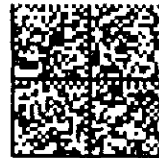
☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

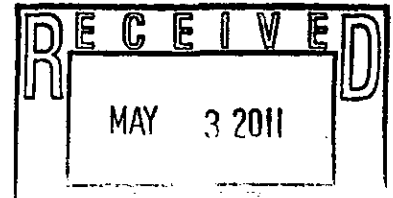
RQR-41171

Planning Commission Meeting of 5/10/2011

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
02 1M
0004279218
APR 28 2011
MAILED FROM ZIP CODE 89101
\$ 00.414
PITNEY BOWES



Case: RQR-41171
16208703001
MARTIN ROBERT E & KAYE
7045 LAREDO ST
LAS VEGAS NV 89117-3021

16 BDFN11 89117

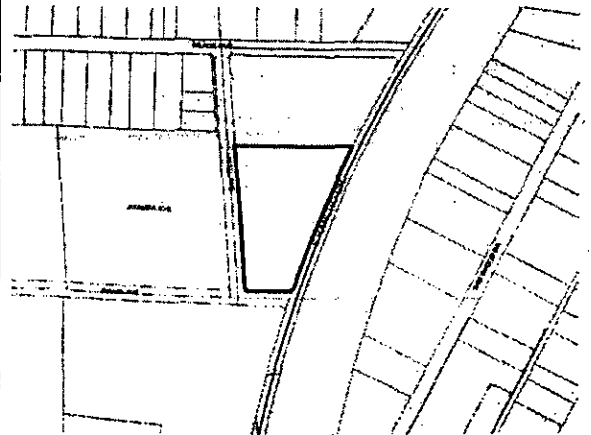


Application Information

RQR-41171 - REQUIRED REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: FISHER BROTHERS LAS VEGAS, LLC - Required Review of a previously approved Special Use Permit (U-0168-92) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 2900 Sirius Avenue (APN 162-08-702-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

*We Don't want Any
more Billboard Signs!*

Application Location



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

Public Hearing Information

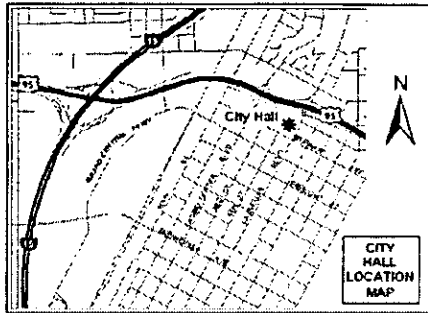
Meeting: Planning Commission
Date: May 10, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

29P

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

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

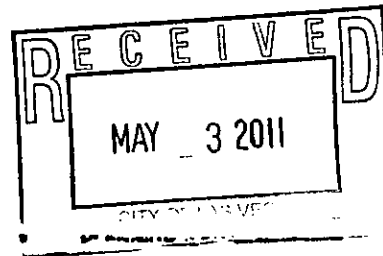
RQR-41171

Planning Commission Meeting of 5/10/2011

PRESORTED
FIRST CLASS



02 1M
0004279218
MAILED FROM ZIP CODE 89101
\$ 00.414
APR 28 2011
PITNEY BOWES



Case: RQR-41171
16208303008
MARTIN ROBERT E & KAYE B
7045 LAREDO
LAS VEGAS NV 89117-3021

16 BRDFN11 89117

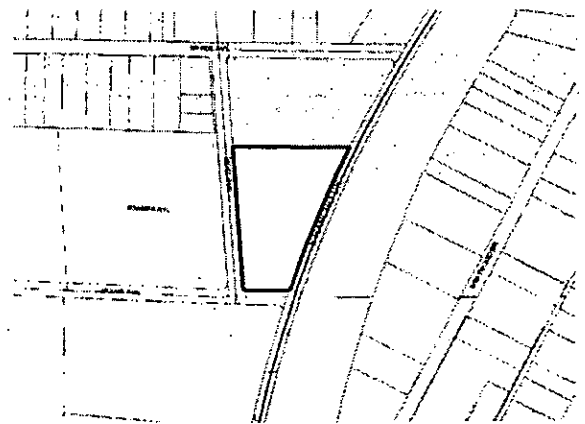


Application Information

Application Location

RQR-41171 - REQUIRED REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: FISHER BROTHERS LAS VEGAS,
LLC - Required Review of a previously approved Special Use
Permit (U-0168-92) WHICH ALLOWED A 40-FOOT HIGH, 14-
FOOT X 48-FOOT OFF-PREMISE SIGN at 2900 Sirius Avenue
(APN 162-08-702-002), C-1 (Limited Commercial) Zone, Ward 1
(Tarkanian).

No more Bill Boards!



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

Public Hearing Information

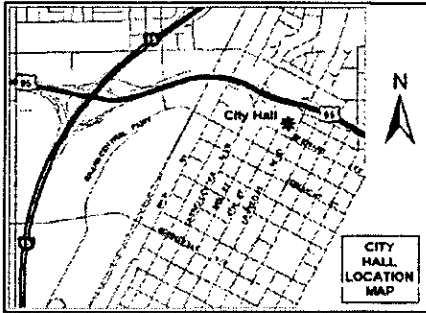
Meeting: Planning Commission
Date: May 10, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

29P

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

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

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6485.

☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

RQR-41171

Planning Commission Meeting of 5/10/2011

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
02 1M
0004279218
MAY 3 2011
\$ 00.414
APR 28 2011
MAILED FROM ZIP CODE 89101



16208301017
MARTIN ROBERT E & KAYE
7045 LAREDO
LAS VEGAS NV 89117-3021

Case: RQR-41171

18 BRDFN11 89117

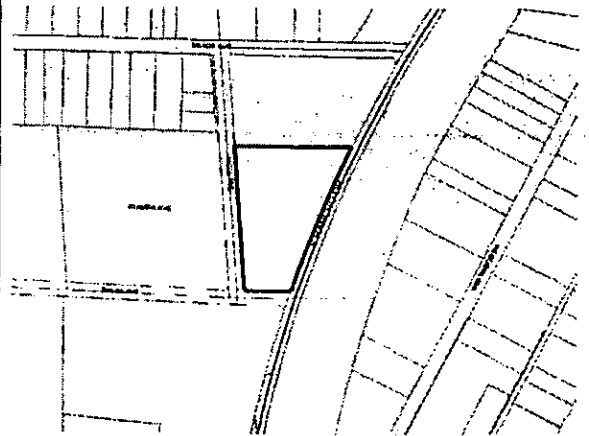


Application Information

RQR-41171 - REQUIRED REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: FISHER BROTHERS LAS VEGAS,
LLC - Required Review of a previously approved Special Use
Permit (U-0168-92) WHICH ALLOWED A 40-FOOT HIGH, 14-
FOOT X 48-FOOT OFF-PREMISE SIGN at 2900 Sirius Avenue
(APN 162-08-702-002), C-1 (Limited Commercial) Zone, Ward 1
(Tarkanian).

*We Do Not Need Any more
Billboard Signs and There
is A Billboard Sign About
500 Feet From There. Why
Do They keep Reapling. We Don't
Want Any more Signs!!!
Thank You B*

Application Location



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

Public Hearing Information

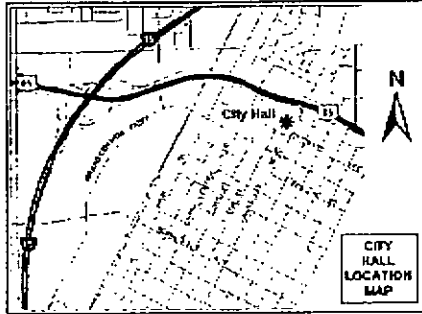
Meeting: Planning Commission
Date: May 10, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

2AP

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

City of Las Vegas
Department of Planning
Development Services Center
53 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 on 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

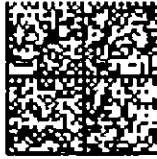
Please use available blank space on card for your comments.

QR-41171

Planning Commission Meeting of 5/10/2011

2 BRODTH11 10171

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
02 1M \$00.414
0004279218 APR 28 2011
MAILED FROM ZIP CODE 89101



Case: RQR-41171
16208212018
L V RESIDENTIAL HOLDINGS L L C
%FISHER BROTHERS
299 PARK AVE 42ND FL
NEW YORK NY 10171-4299



29A

May-03-2011 01:51pm

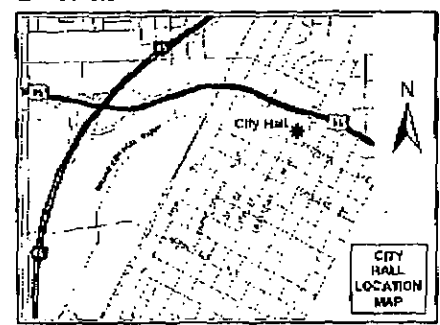
From-FISHER BROTHERS

+2129408234

T-542 P.001/001 F-545

City of Las Vegas
Department of Planning
Development Services Center
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 on 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.

QR-41171

Planning Commission Meeting of 5/10/2011

2 BRDP411 10171

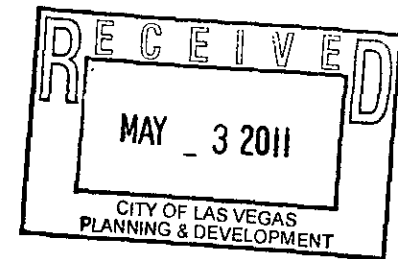


467

PRESORTED
FIRST CLASS



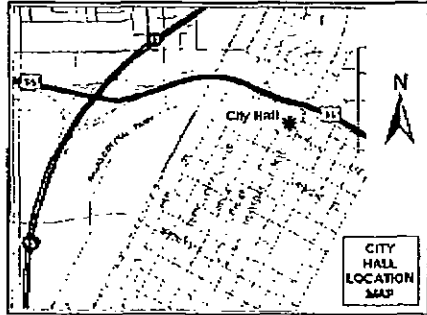
UNITED STATES POSTAGE
FIRST CLASS PERMIT NO. 1000 LAS VEGAS NV
02 1M \$ 00.414
0004279218 APR 28 2011
MAILED FROM ZIP CODE 89101



Case: RQR-41171
16208610072
SOUTHERN NV RENTAL HOLDINGS LLC
%FISHER BROTHERS
299 PARK AVE 42ND FL
NEW YORK NY 10171-4299

City of Las Vegas
Department of Planning
Development Services Center
133 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 on this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



SUPPORT
this Request



OPPOSE
this Request

Please use available blank space on card for your comments.

QR-41171

Planning Commission Meeting of 5/10/2011

2 BROFF 11 10171

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
02 1M \$ 00.414
000 4279218 APR 28 2011
MAILED FROM ZIP CODE 89101

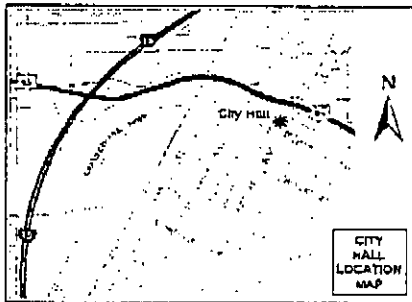


16208610061 Case: RQR-41171
SOUTHERN NV RENTAL HOLDINGS LLC
299 PARK AVE 42ND FLOOR
NEW YORK NY 10171-4299

29A

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.

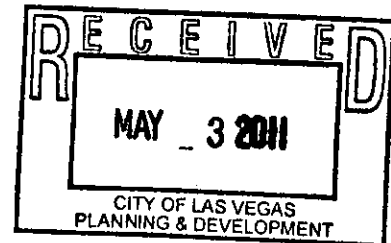
RQR-41171

Planning Commission Meeting of 5/10/2011

PRESORTED
 FIRST CLASS



UNITED STATES POSTAGE
 02 1M \$00.414
 0004279218 APR 25 2011
 MAILED FROM ZIP CODE 89101



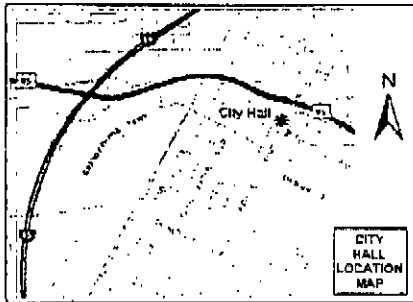
16208701008
 TAOS LAND COMPANY LLC
 %FISHER BROTHERS
 299 PARK AVE 42ND FL
 NEW YORK NY 10171-4299

Case: RQR-41171

29A

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.

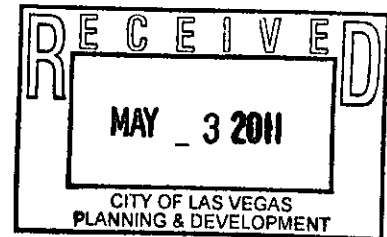
RQR-41171

Planning Commission Meeting of 5/10/2011

PRESORTED
 FIRST CLASS



02 1M \$00.414
 0004279218 APR 28 2011
 MAILED FROM ZIP CODE 89101



16208603003
 PARADISE LAS VEGAS L L C
 %FISHER BROTHERS
 299 PARK AVE 42ND FL
 NEW YORK NY 10171-4299

Case: RQR-41171

29A





LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

July 21, 2011

Mr. Eric Klemmer
Fisher Brothers Las Vegas, LLC
299 Park Avenue, 42nd Floor
New York, New York 10171

RE: RQR-41171 - REQUIRED REVIEW
CITY COUNCIL MEETING OF JULY 20, 2011

Dear Mr. Klemmer:

The City Council at a regular meeting held July 20, 2011, APPROVED the Required Review of a previously approved Special Use Permit (U-0168-92) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 2900 Sirius Avenue (APN 162-08-702-002), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 21, 2011. This approval is subject to:

Planning

1. Conformance to the approved conditions for Special Use Permit (U-0168-92).
2. This Special Use Permit shall be reviewed in three (3) years, at which time the City Council may require the Off-Premise Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign be removed.
3. The sign faces shall be reduced to comply with the 14-foot by 48-foot size approved by Special Use Permit (U-0168-92) within 30 days of final approval.
4. The Off-Premise Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign.
5. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Sign.

Mr. Eric Klemmer
RQR-41171 – Page Two
July 21, 2011

6. If the existing Off-Premise Sign is voluntarily demolished, this Special Use Permit shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Lucas Tucker
Mr. Paul Larsen
Lionel Sawyer & Collins
300 South Fourth Street, Suite #1700
Las Vegas, Nevada 89101



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

June 15, 2011

Mr. Eric Klemmerer
Fisher Brothers Las Vegas, LLC
299 Park Avenue, 42nd Floor
New York, New York 10171

**RE: ABEYANCE - RQR-41171 - REQUIRED REVIEW
PLANNING COMMISSION MEETING OF JUNE 14, 2011**

Dear Mr. Klemmerer:

Your Required Review of a previously approved Special Use Permit (U-0168-92) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 2900 Sirius Avenue (APN 162-08-702-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on June 14, 2011.

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

Planning

1. Conformance to the approved conditions for Special Use Permit (U-0168-92).
2. This Special Use Permit shall be reviewed in three (3) years, at which time the City Council may require the Off-Premise Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign be removed.
3. The sign faces shall be reduced to comply with the 14-foot by 48-foot size approved by Special Use Permit (U-0168-92) within 30 days of final approval.
4. The Off-Premise Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign.

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

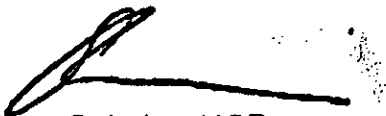
VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

Mr. Eric Klemmerer
RQR-41171 - Page Two
June 15, 2011

5. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Sign.
6. If the existing Off-Premise Sign is voluntarily demolished, this Special Use Permit shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on July 20, 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,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Lucas Tucker
Mr. Paul Larsen
Lionel Sawyer & Collins
300 South Fourth Street, Suite #1700
Las Vegas, Nevada 89101



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

June 2, 2011

Mr. Eric Klemmerer
Fisher Brothers Las Vegas, LLC
299 Park Avenue, 42nd Floor
New York, New York 10171

**RE: ABEYANCE - RQR-41171 - REQUIRED REVIEW
PLANNING COMMISSION MEETING OF JUNE 14, 2011**

Dear Mr. Klemmerer:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **June 14, 2011** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, June 8, 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", is written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Lucas Tucker
Mr. Paul Larsen
Lionel Sawyer & Collins
300 South Fourth Street, Suite #1700
Las Vegas, Nevada 89101

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

Development Notification

PC Meeting: June 14, 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 Department:

RQR-41171

Bel Aire Apartments

Clark Terrace Mutual Homes, Inc.

Clark Towers Residents Council

Glen Heather Estates NA

Greenville Park Apartments

KEEN Neighborhood Coalition

Meadows Mobile Home Park Neighborhood Watch

Pine Village Apartments

Quail Estates West HOA

Rancho Bonito Estates HOA

Rancho Bonito NA

Rancho Oakey NA

Rancho Screno NA

Richfield NA

Spanish Oaks HOA

Sunrise Gardens Senior Apartments Resident Council

Versailles Senior Apartments



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

May 11, 2011

Mr. Eric Klemmerer
Fisher Brothers Las Vegas, LLC
299 Park Avenue, 42nd Floor
New York, New York 10171

**RE: RQR-41171 - REQUIRED REVIEW
PLANNING COMMISSION MEETING OF MAY 10, 2011**

Dear Mr. Klemmerer:

Your Required Review of a previously approved Special Use Permit (U-0168-92) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 2900 Sirius Avenue (APN 162-08-702-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on May 10, 2011.

The Planning Commission voted to hold this item in **ABEYANCE** at the request of the applicant.

This item is scheduled to be heard again at the **June 14, 2011** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

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

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Lucas Tucker
Mr. Paul Larsen
Lionel Sawyer & Collins
300 South Fourth Street, Suite #1700
Las Vegas, Nevada 89101

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

LIONEL SAWYER & COLLINS

ATTORNEYS AT LAW

1700 BANK OF AMERICA PLAZA
300 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

(702) 383-8888

FAX (702) 383-8845

lsc@lionelsawyer.com

www.lionelsawyer.com

May 6, 2011

MICHAEL D. HNOX
MEREDITH L. MARKWELL
DOUGLAS A. CANNON
RICHARD T. CUNNINGHAM
MATTHEW R. POLICASTRO
JENNIFER J. DIMARZIO
PEARL L. GALLAGHER
SUSAN L. MYERS
JENNIFER L. BRASTER
LUCAS J. TUCKER
CHRISTOPHER WALTHER
HEVIN J. HEJMANOWSKI

KETAN D. BHIRUD
ROBERT W. HERNQUIST
COURTNEY MILLER OMARA
BRIAN H. SCHUSTERMAN
MOHAMED A. IOBAL, JR.
KELLY R. KICHLINE
MARK J. GAROBERG
JAMES B. GIBSON
GREG J. CARLSON
JING ZHAO
JOHN D. TENNERT

OF COUNSEL
A. WILLIAM MAUPIN
RICHARD J. MORGAN
ELLEN WHITEMORE
CHRISTOPHER MATHEWS

*ADMITTED IN CA ONLY

WRITER'S DIRECT DIAL NUMBER
(702) 383-8872
LTUCKER@LIONELSAWYER.COM

SAMUEL S. LIONEL
GRANT SAWYER
(1818-1996)

JOHN R. COLLINS
(1823-1987)

RICHARD H. BRYAN
JEFFREY P. ZUCKER
PAUL R. HEJMANOWSKI
ROBERT D. FAISS
DAVID N. FREDERICK
RODNEY M. JEAN
TODD TOUTON
CAM FERENBACH
LYNDA S. MABRY
MARH H. GOLDSTEIN
KIRBY J. SMITH
COLLEEN A. DOLAN
JENNIFER A. SMITH
DAN R. REASER
PAUL E. LARSEN
ALLEN J. WILT
LYNN S. FULSTONE

RORY J. REID
DAN C. MCGUIRE
JOHN E. DAWSON
FRED D. "PETE" GIBSON, III
CHARLES H. MCCREA JR.
GREGORY E. SMITH
MALANI L. KOTCHKA
LESUE BRYAN HART
CRAIG E. EYEM
TODD E. KENNEDY
MATTHEW E. WATSON
JOHN M. NAYLOR
WILLIAM J. MCKEAN
ELIZABETH BRICKFIELD
GREGORY R. GEMIGNANI
LINDA M. BULLEN
LAURA J. THALACKER
DOREEN SPEARS HARTWELL
LAURA K. GRANIER
MAXIMILIANO D. COUVILLIER III
ERIN FLYNN
JENNIFER ROBERTS
MARKA. CLAYTON

Via Facsimile and E-mail

City of Las Vegas
Department of Planning and Development
ATTN: Romeo Gumarang
333 N. Rancho Blvd.
Las Vegas, NV 89102

Re: Request to hold RQR-41171, item #29, on the May 10, 2011 Planning Commission Agenda

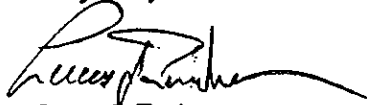
Dear Mr. Gumarang:

Lionel Sawyer & Collins represents Fisher Brothers Las Vegas, LLC ("Fisher LV"). A required three year review for a billboard on the northeast corner of Fisher LV's property is scheduled for consideration on next Tuesday's Planning Commission agenda as Item #29. We respectfully request that this item be held. The billboard has two sign faces, and the staff report for this application observes that one of the sign faces exceeds the allowed 14 x 48 dimensions. Fisher LV was not aware of this issue until April 28, 2011, after you and I first discussed the issue.

Fisher LV would appreciate some additional time to investigate and address the excess dimensions described in the staff report. Accordingly, we request an abeyance of item #29 until the June 14, 2011 Planning Commission meeting.

Thank you for your consideration. If you have questions, please contact me directly at 383-8872.

Very Truly Yours


Lucas J. Tucker

RECEIVED
MAY 09 2011

G:\Attorney\LTV\Fisher Brod\2011 Billboard Review\Request to hold RQR 41171.doc

CC. P/L 67/109

Report of All Selected Parcels

Case Number: RQR-41171

Printed On: Thu: March 31, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
3100 MEAD L L C	3100 MEAD AVE LAS VEGAS NV	16208301023
3100 MEAD L L C	3100 MEAD AVE LAS VEGAS NV	16208201005
3100 MEAD L L C	3100 MEADE AVE LAS VEGAS NV	16208301019
ACCESS STORAGE NEVADA	%ACCESS STORAGE NEVADA LLC 3105 WESTWOOD DR LAS VEGAS NV	16208802001
AMELCO PROPERTIES INC	19208 S VERMONT AVE GARDENA CA	16208704006
BORLASE/KNAUFF L L C	%BORLASE & KNAUFF 3120 MEADE AVE LAS VEGAS NV	16208301018
BUNCH GERARD & TRACY	3013 MILO WY LAS VEGAS NV	16208211031
CHAN SEAKLAY	13519 FOSTER AVE BALDWIN PARK CA	16208212013
CLEMENS FAMILY TRUST	P O BOX 80927 LAS VEGAS NV	16208803002
CREIGH C T TR MARITAL INCOME TR	1325 N RADWICK DR LAS VEGAS NV	16208704008
CROMER GEORGE A FAMILY TRUST	528 S CASINO CENTER BLVD #201 LAS VEGAS NV	16208703009
CROMER GEORGE A FAMILY TRUST	528 S CASINO CENTER BLVD #201 LAS VEGAS NV	16208703010
CROMER GEORGE A FAMILY TRUST	528 S CASINO CENTER BLVD #201 LAS VEGAS NV	16208703011
DUR MAY INVESTMENTS L L C	P O BOX 28639 LAS VEGAS NV	16208301022
EBINGER ROBERT M	812 S 6TH ST LAS VEGAS NV	16208303011
EDEN LAS VEGAS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208603002
EDEN LAS VEGAS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208701005
EDEN LAS VEGAS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208603001
FISHER BROTHERS LAS VEGAS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208303018
FISHER BROTHERS LAS VEGAS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208303016
FISHER BROTHERS LAS VEGAS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208303033
FISHER BROTHERS LAS VEGAS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208702001
FISHER BROTHERS LAS VEGAS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208303017
FISHER BROTHERS LAS VEGAS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208701002
FISHER BROTHERS LAS VEGAS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208303015
FISHER BROTHERS LAS VEGAS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208701001
FISHER BROTHERS LAS VEGAS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208702002
FISHER BROTHERS LAS VEGAS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208701003
FLORESTA INC	%J PREMACK 10300 W CHARLESTON #13-114 LAS VEGAS NV	16208303032
GAGNON GUY FAMILY TRUST	2108 WESTLUND DR LAS VEGAS NV	16208303012
GRAY BERN HOLDINGS INC	%PEPSI BOTTLING GRP 1 PEPSI WY SOMERS NY	16208401001
GURRERI ANGELO & CATHIE L REV TR	3754 VIOLET ROSE CT LAS VEGAS NV	16208301020

Report of All Selected Parcels**Case Number:** RQR-41171**Printed On:** Thu: March 31, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
GURRERI ANGELO & CATHIE L REV TR	3754 VIOLET ROSE CT LAS VEGAS NV	16208301021
H & M INVESTMENTS I L L C	P O BOX 14845 LAS VEGAS NV	16208703003
H & M INVESTMENTS II L L C	P O BOX 14845 LAS VEGAS NV	16208703004
HANNA PHILIP G	1733 GOLDHILL AVE LAS VEGAS NV	16208303013
HIMES FAMILY TRUST	5620 DARBY AVE LAS VEGAS NV	16208301014
HOLLISTER PARTNERS L L C	1625 SKYLINE DR FULLERTON CA	16208704005
INTEGRAL PTNRS PARK PL L V LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208418002
KASSABIAN LARISSA	3220 WESTLEIGH AVE LAS VEGAS NV	16208211033
L V ASSET HOLDINGS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610075
L V RESIDENTIAL HOLDINGS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610074
L V RESIDENTIAL HOLDINGS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208212018
L V RESIDENTIAL HOLDINGS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610047
L V RESIDENTIAL HOLDINGS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610048
LI QUINGHE	1755 29TH AVE SAN FRANCISCO CA	16208212015
LITTLE WOODS L L C	3130 WESTWOOD DR LAS VEGAS NV	16208803004
MAGUIRE JOHN P & ALICE A FAM TR	3021 MILO WY LAS VEGAS NV	16208210049
MARTIN ROBERT E & KAYE	7045 LAREDO ST LAS VEGAS NV	16208703001
MARTIN ROBERT E & KAYE	7045 LAREDO LAS VEGAS NV	16208301017
MARTIN ROBERT E & KAYE B	7045 LAREDO LAS VEGAS NV	16208303008
MCCURRY KARLENE A REED ETAL	%WAREHOUSE PPTYS %F REED 4801 W BELL DR LAS VEGAS NV	16208303031
MENDELL FAMILY PARTNERS L P	%S MENDELL P O BOX 8510 RANCHO SANTA FE CA	16208703002
MINOLI LUIS A & MARGARITA R	2844 MILO WY LAS VEGAS NV	16208610057
NEWPORT GENE W & PHYLLIS M	3015 WESTWOOD DR LAS VEGAS NV	16208703008
PARADISE LAS VEGAS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208603003
PARADISE LAS VEGAS L L C	299 PARK AVE NEW YORK NY	16208418003
PARADISE LAS VEGAS L L C	299 PARK AVE NEW YORK NY	16208701004
PARADISE LAS VEGAS L L C	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208701007
PARAMOUNT INVESTMENTS CO	P O BOX 81191 LAS VEGAS NV	16208303007
QUIROGA FRANK & ISABELLE	2216 PASEO CT LAS VEGAS NV	16208301016
R & S C RENTALS INC	3050 WESTWOOD DR #A-1 LAS VEGAS NV	16208704007
RICCO PHYLLIS M	2800 MILO WY LAS VEGAS NV	16208610046
S F NEVADA L L C	%HARSCH INVEST PPTYS %TAX DEPT P O BOX 2708 PORTLAND OR	16208401008

Report of All Selected Parcels**Case Number:** RQR-41171**Printed On:** Thu: March 31, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Numbe</u>
S S E L MARYLAND PKWY L L C	2100 PINTO LN LAS VEGAS NV	16208303009
S S E L MARYLAND PKWY L L C	2100 PINTO LN LAS VEGAS NV	16208303010
SLIVERWORKS L L C	P O BOX 400100 LAS VEGAS NV	16208704004
SOUTHERN NV RENTAL HOLDINGS	299 PARK AVE 42ND FLR NEW YORK NY	16208610054
SOUTHERN NV RENTAL HOLDINGS	299 PARK AVE 42ND FLR NEW YORK NY	16208610062
SOUTHERN NV RENTAL HOLDINGS	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208212014
SOUTHERN NV RENTAL HOLDINGS	299 PARK AVE 42ND FLR NEW YORK NY	16208610050
SOUTHERN NV RENTAL HOLDINGS	299 PARK AVE 42ND FLR NEW YORK NY	16208610052
SOUTHERN NV RENTAL HOLDINGS	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610060
SOUTHERN NV RENTAL HOLDINGS	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610059
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLOOR NEW YORK NY	16208610061
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLR NEW YORK NY	16208610051
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLR NEW YORK NY	16208610049
SOUTHERN NV RENTAL HOLDINGS LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610055
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLR NEW YORK NY	16208610056
SOUTHERN NV RENTAL HOLDINGS LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610058
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLR NEW YORK NY	16208212016
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLR NEW YORK NY	16208212019
SOUTHERN NV RENTAL HOLDINGS LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610053
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLR NEW YORK NY	16208610069
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLR NEW YORK NY	16208610073
SOUTHERN NV RENTAL HOLDINGS LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610072
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FL NEW YORK NY	16208212017
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLR NEW YORK NY	16208610070
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FL NEW YORK NY	16208610068
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLR NEW YORK NY	16208610067
SOUTHERN NV RENTAL HOLDINGS LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610066
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLR NEW YORK NY	16208610063
SOUTHERN NV RENTAL HOLDINGS LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208610065
SOUTHERN NV RENTAL HOLDINGS LLC	299 PARK AVE 42ND FLR NEW YORK NY	16208610064
SPILSBURY J & M INVEST CO	2448 W VALLEY VIEW HURRICANE UT	16208802003
STATE OF NEVADA TRANSPORTATION	3175 WESTWOOD DR LAS VEGAS NV	16208802006

Report of All Selected Parcels**Case Number:** RQR-41171**Printed On:** Thu: March 31, 2011

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
STATEWOOD L L C	%S MILLER 3163 S HIGHLAND LAS VEGAS NV	16208803001
STEWART JEFFREY & J FAMILY TR	51 E ADAM LN WASHINGTON UT	16208802002
STORAGE WORKS II L L C	%ACCESS STORAGE 3105 WESTWOOD DR LAS VEGAS NV	16208704003
TAOS LAND COMPANY LLC	%FISHER BROTHERS 299 PARK AVE 42ND FL NEW YORK NY	16208701008
TRAN CHRISTOPHER	3009 MILO WY LAS VEGAS NV	16208211032
TUFFLI COMPANY INC	2780 SKYPARK DR #240 TORRANCE CA	16208703006
TUFFLI COMPANY INC	2780 SKYPARK DR #240 TORRANCE CA	16208703005
TUFFLI COMPANY INC	2780 SKYPARK DR #240 TORRANCE CA	16208703007
W W LAND L L C	3130 WESTWOOD DR LAS VEGAS NV	16208803003
WANG JIE	18154 COLIMA RD #3 ROWLAND HEIGHTS CA	16208610071
WESTWOOD 82 L L C	3878 W OQUENDO RD LAS VEGAS NV	16208703012
WYANDOTTE HOLDINGS L L C	299 PARK AVE 42ND FL NEW YORK NY	16208610104
YOUNG C & E 1985 LIV TR SURV TR	%E YOUNG 8160 OBANNON DR LAS VEGAS NV	16208303014



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

April 21, 2011

Mr. Eric Klemmerer
Fisher Brothers Las Vegas, LLC
299 Park Avenue, 42nd Floor
New York, New York 10171

**RE: RQR-41171 - REQUIRED REVIEW
PLANNING COMMISSION MEETING OF MAY 10, 2011**

Dear Mr. Klemmerer:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **May 10, 2011** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, May 4, 2011** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

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

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Lucas Tucker
Mr. Paul Larsen
Lionel Sawyer & Collins
300 South Fourth Street, Suite #1700
Las Vegas, Nevada 89101

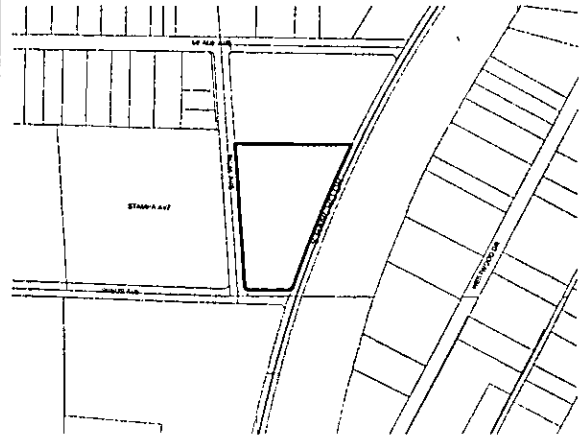
CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

Application Information

RQR-41171 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: FISHER BROTHERS LAS VEGAS, LLC - Required Review of a previously approved Special Use Permit (U-0168-92) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 2900 Sirius Avenue (APN 162-08-702-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

Application Location



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

Public Hearing Information

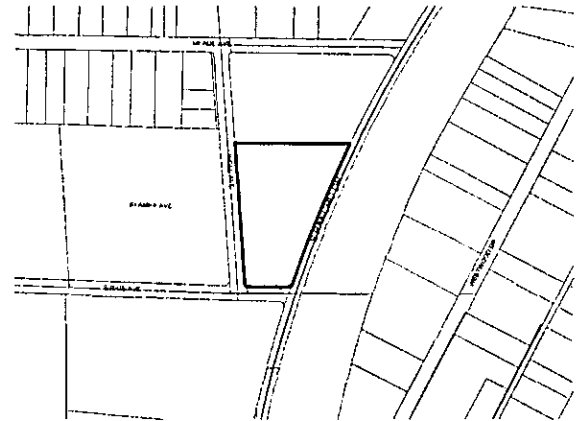
Meeting: Planning Commission
Date: May 10, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

Application Information

RQR-41171 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: FISHER BROTHERS LAS VEGAS, LLC - Required Review of a previously approved Special Use Permit (U-0168-92) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 2900 Sirius Avenue (APN 162-08-702-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

Application Location



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

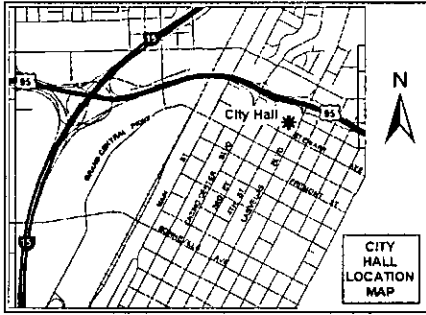
Public Hearing Information

Meeting: Planning Commission
Date: May 10, 2011
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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

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

Return Service Requested
Official Notice of Public Hearing



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

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

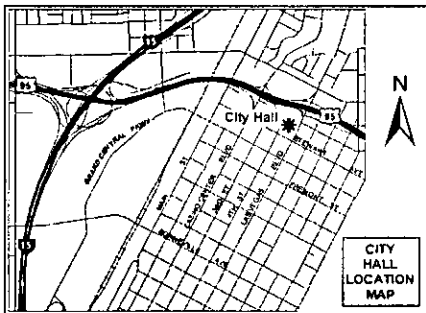
Please use available blank space on card for your comments.

RQR-41171

Planning Commission Meeting of 5/10/2011

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

Return Service Requested
Official Notice of Public Hearing



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

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

RQR-41171

Planning Commission Meeting of 5/10/2011

Development Notification

PC Meeting: May 10, 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 Department:

RQR-41171

Bel Aire Apartments

Clark Terrace Mutual Homes, Inc.

Clark Towers Residents Council

Glen Heather Estates NA

Greenville Park Apartments

KEEN Neighborhood Coalition

Meadows Mobile Home Park Neighborhood Watch

Pine Village Apartments

Quail Estates West HOA

Rancho Bonito Estates HOA

Rancho Bonito NA

Rancho Oakey NA

Rancho Sereno NA

Richfield NA

Spanish Oaks HOA

Sunrise Gardens Senior Apartments Resident Council

Versailles Senior Apartments

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: April 7, 2011
Re: **RQR-41171** Fisher Brothers Las Vegas, LLC • 2900 Sirius Ave.
Request for a Required Review for a previously approved Special Use Permit (U-168-92)

COMMENTS:

We have no comment on the Required Review of a previously approved Special Use Permit (U-168-92) for a 40-foot tall, 14-foot x 48-foot off-premise sign at 2900 Sirius Avenue.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

RQR-41171

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

*** 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
03/15/2011

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

ROR-41171 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: FISHER BROTHERS LAS VEGAS, LLC - Required Review of a previously approved Special Use Permit (U-0168-92) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 2900 Sirius Avenue (APN 162-08-702-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

PLANNING COMMISSION: **MAY 10, 2011**
CITY COUNCIL: **JUNE 15, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **APRIL 7, 2011**

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

LIST COMMENTS BELOW:



YK

Report Date 03/15/2011 04:41 PM

Submitted By

Page 1

A/P # 41171 REQUIRED REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	03/10/2011 17:04	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

RQR-41171 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: FISHER BROTHERS LAS VEGAS, LLC - Required Review of an approved Special Use Permit (U-0168-92) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING SIGN at 2900 Sirius Avenue (APN 162-08-702-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

Parent A/P #

Project # 41171 Project/Phase Name FISHER BROTHERS Phase #
Size/Area 5.32 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16208702002

Location

Owner/Tenant

Contact ID AC1379310 Name FISHER BROTHERS LAS VEGAS L L C
Mailing Address 299 PARK AVE 42ND FL Organization % FISHER BROTHERS
City NEW YORK State/Province NY
ZIP/PC 10171-4299 Country ☐ Foreign
Day Phone (212)224-0358 x Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

2900 SIRIUS AVE
LAS VEGAS, 89102-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16208702002

Report Date 03/15/2011 04:41 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity APPL Contact ID AC1379310 ☐ Foreign
Effective Expire
Name FISHER BROTHERS LAS VEGAS L L C
Day Phone (212)224-0358 x Eva Phone
Pager PIN # Organization % FISHER BROTHERS
Fax Mobile
E-Mail
Address 299 PARK AVE 42ND FL
NEW YORK, NY 10171-4299
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

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

There are no items in this list

Primary N Capacity OWNER Contact ID AC1379310 ☐ Foreign
Effective Expire
Name FISHER BROTHERS LAS VEGAS L L C
Day Phone (212)224-0358 x Eva Phone
Pager PIN # Organization % FISHER BROTHERS
Fax Mobile
E-Mail
Address 299 PARK AVE 42ND FL
NEW YORK, NY 10171-4299
Seasonal Addr

Valid From To
Comments No Comments

Report Date 03/15/2011 04:41 PM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

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

There are no items in this list

Primary Y Capacity OTHER Other REP Contact ID AC483298 ☐ Foreign
Effective Expire
Name LIONEL SAWYER & COLLINS
Day Phone (702)383-8872 x Eve Phone Organization
Pager PIN # Position
Fax (702)383-8845 Mobile Profession
E-Mail
Address 300 SOUTH 4TH STREET SUITE 1700
LAS VEGAS, NV 89101
Seasonal Addr
Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

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

There are no items in this list

Report Date 03/15/2011 04:41 PM

Submitted By

Page 4

Contractors

No Contractors

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	03/14/2011 15:50	300.00
NOTIFICATION & ADVERTISING FEE	P	03/14/2011 15:50	500.00
Total Unpaid		0.00	Total Paid 800.00

Inspections

There are no Inspections for this Report

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

Activity Review Details

Detail SUBMITTAL CHECKLIST (RQR) Modified By GKAPOVICH Modified Date/Time 03/10/2011 17:01

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Application/Petition Form
- Y Site Plans (2 copies)
- Y Laser Print Site Plan
- 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 #	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.

Report Date 03/15/2011 04:41 PM

Submitted By

Page 5

REQUIRED REVIEW

Will this go to City Council? Will this go DIRECTLY to City Council? Hearing Type
Y Parent Project Link required? Public or Admin? PUBLIC
Required One Year Review
Parent Application Type SUP Is there a condition of approval for a Required Review?
Parent Project # U-0168-92 If yes, when does it need to be reviewed?
N Is this an Alcohol related Application? Staff Recommendation
Meeting Information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
05/10/2011	PC	SCHEDULED		0	0	0
GKAPOVICH	03/10/2011	CBURNEY	03/15/2011			

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# RICHARD STONE; NEW VEGAS COMMERCIAL ACQUISIT; CK#001274; 702-383-8888;	890381	03/14/2011 15:51		0.00

No Model Home Details



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Required review of U-0168-92 (reference prior review RQR 26324)
 Project Address (Location) 2900 Sirius Avenue, Las Vegas, Nevada 89102
 Project Name Formerly the Scandia Family Fun Center Proposed Use Mixed Use
 Assessor's Parcel #(s) 162-08-702-002 Ward # 1 - Lois Tarkanian
 General Plan: existing SSC proposed _____ Zoning: existing E1 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 5.32 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Fisher Brothers Las Vegas, LLC Contact Eric Klemperer
 Address 299 Park Avenue, 42nd Floor Phone: (212) 224-0358 Fax: _____
 City New York State NY Zip 10171
 E-mail Address EKLEMPERER@FISHERBROTHERS.COM

APPLICANT Fisher Brothers Las Vegas LLC Contact Eric Klemperer
 Address 299 Park Avenue, 42nd Floor Phone: (212) 224-0358 Fax: _____
 City New York State NY Zip 10171
 E-mail Address EKLEMPERER@FISHERBROTHERS.COM

REPRESENTATIVE Lionel Sawyer & Collins Contact Lucas Tucker / Paul Larsen
 Address 300 South 4th Street, Ste. 1700 Phone: (702) 383-8872 Fax: (702) 383-8845
 City Las Vegas State NV Zip 89101
 E-mail Address ltucker@lionelsawyer.com

Property Owner Signature* [Signature]

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

Print Name WINSTON FISHER

Subscribed and sworn before me

This 25th day of February, 20 11

[Signature]

Notary Public in and for said County and State SUSAN ALARIO
 Notary Public, State of New York
 No. 01AL6204933
 Qualified in Kings County
 Term Expires April 27, 2013

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>RQR-41171</u>
Meeting Date:	<u>5/18/11 CC</u>
Total Fee:	<u>\$800</u>
Date Received:*	<u>3/10/11</u>
Received By:	<u>[Signature]</u>

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

f:\depot\Application Packet\Application Form.pdf

MAR 10 2011



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-41171** APN: 162-08-702-002

Name of Property Owner: Fisher Brothers Las Vegas LLC

Name of Applicant: Fisher Brothers Las Vegas LLC

Name of Representative: LIONEL LAWREN + GOLLME

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: WINSTON FISHER

Subscribed and sworn before me

This: 25TH day of February, 2011

Susan Alario
Notary Public in and for said County and State

SUSAN ALARIO
Notary Public, State of New York
No. 01AL6204833
Qualified in Kings County
Term Expires April 27, 2013

RECEIVED
MAR 10 2011



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER



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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

June 5, 2008

Mr. Sonny Bilbar
Fisher Brothers Las Vegas, LLC
299 Park Avenue, 42nd Floor
New York, New York 10171

RE: RQR-26324 – REQUIRED REVIEW
CITY COUNCIL MEETING OF MAY 7, 2008

Dear Mr. Bilbar:

The City Council at a regular meeting held May 7, 2008 APPROVED the Required Review of an approved Special Use Permit (U-0168-92) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING SIGN (BILLBOARD) at 2900 Sirius Avenue (APN 162-08-418-002), M (Industrial) Zone. NOTE: THE CORRECT APN IS 162-08-702-002. THE SIGN IN REVIEW IS LOCATED AT THE NORTHEAST CORNER OF THE PROPERTY. ADDITIONAL NOTE: THE OWNER/APPLICANT IS FISHER BROTHERS LAS VEGAS, LLC.. The Notice of Final Action was filed with the Las Vegas City Clerk on May 8, 2008. This approval is subject to:

Planning & Development

1. This Special Use Permit shall be reviewed in three (3) years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign be removed.
2. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
4. If the existing off-premise sign is voluntarily demolished, this Special Use Permit shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

RECEIVED

MAR 15 2011

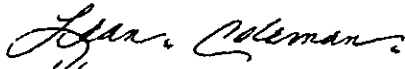
RQR-41171



Mr. Sonny Bilbar
RQR-26324 – Page Two
June 5, 2008

5. Deleted at City Council.
6. Any existing conditions of previous SDR approvals for the site regarding the billboard remain in effect.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Lucas Tucker
Lionel Sawyer & Collins
1400 Bank of America Plaza
300 South 4th Street
Las Vegas, Nevada 89101

RECEIVED

MAR 15 2011

RQR-41171

LIONEL SAWYER & COLLINS

ATTORNEYS AT LAW

1700 BANK OF AMERICA PLAZA
300 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

(702) 383-8888

FAX (702) 383-8845

lsc@lionsawyer.com

www.lionsawyer.com

March 10, 2011

SAMUEL S. LIONEL
GRANT SAWYER
(1918-1996)

JON R. COLLINS
(1923-1987)

RICHARD H. BRYAN
JEFFREY P. ZUCKER
PAUL R. HEJMANOWSKI
ROBERT D. FAISS
DAVID N. FREDERICK
RODNEY M. JEAN
HARVEY WHITTEMORE
TODD TOUTON
CAM FERENBACH
LYNDA S. MABRY
MARK H. GOLDSTEIN
KIRBY J. SMITH
COLLEEN A. DOLAN
JENNIFER A. SMITH
DAN R. REASER
PAUL E. LARSEN
ALLEN J. WILT

LYNN S. FULSTONE
RORY J. REID
DAN C. MCGUIRE
JOHN E. DAWSON
FRED D. "PETE" GIBSON, III
CHARLES H. MCCREA JR.
GREGORY E. SMITH
MALANI L. KOTCHKA
LESLIE BRYAN HART
CRAIG E. ETEM
TODD E. KENNEDY
MATTHEW E. WATSON
JOHN M. NAYLOR
WILLIAM J. MCKEAN
ELIZABETH BRICKFIELD
GREGORY R. GEMIGNANI
LINDA M. BULLEN
LAURA J. THALACKER
DOREEN SPEARS HARTWELL
LAURA K. GRANIER
MAXIMILIANO D. COUVILLIER III
ERIN FLYNN
JENNIFER ROBERTS
MARK A. CLAYTON

MICHAEL D. KNOX
MEREDITH L. MARKWELL
DOUGLAS A. CANNON
RICHARD T. CUNNINGHAM
MATTHEW R. POLICASTRO
JENNIFER J. DIMARZIO
PEARL L. GALLAGHER
SUSAN L. MYERS
BRIAN S. PICK
JENNIFER L. BRASTER
LUCAS J. TUCKER
CHRISTOPHER WALTHER
KEVIN J. HEJMANOWSKI

KETAN D. BHIRUD
ROBERT W. HERNQUIST
TIMOTHY R. MULLINER
COURTNEY MILLER O'MARA
BRIAN H. SCHUSTERMAN
MOHAMED A. IOBAL, JR.
KELLY R. KICHLINE
MARK J. GARDBERG
JAMES B. GIBSON
GREG J. CARLSON
JING ZHAO
JOHN D. TENNERT

OF COUNSEL
A. WILLIAM MAUPIN
RICHARD J. MORGAN
ELLEN WHITTEMORE
CHRISTOPHER MATHEWS

*ADMITTED IN CA ONLY

WRITER'S DIRECT DIAL NUMBER
(702) 383-8872
LTUCKER@LIDNELSAWYER.COM

City of Las Vegas Planning and Development
333 N. Rancho Drive
Las Vegas, NV 89106

Re: **Required Review U-0168-92 (RQR-26324) re: A.P.N. 162-08-418-002 (the "Property")**

Dear Sir / Madam:

On behalf of Fisher Brothers Las Vegas LLC ("Fisher LV"), we are submitting the documents necessary for the application referenced above in connection with the review of an approved off-premise advertising sign on the Property. Enclosed, please find the executed application form, statement of interest form, all required plans, and our client's check payable to the City of Las Vegas in the amount of \$800.

The original building permit for this billboard was discovered during the last review (RQR-26324) conducted in 2008, and the structural integrity of the board was also certified at that time. Since the last approval of this board, it has been maintained in good condition. On behalf of Fisher LV, we respectfully request the continued approval of this billboard. Please contact me at (702) 383-8872 with any questions.

Sincerely,



Lucas J. Tucker

Document3

RQR-41171
RECEIVED
MAR 10 2011

RENO OFFICE: 1108 BANK OF AMERICA PLAZA, 50 WEST LIBERTY STREET • RENO, NEVADA 89581 • (775) 788-8888 • FAX (775) 788-8882

CARSON CITY OFFICE: 418 SOUTH CARSON STREET • CARSON CITY, NEVADA 89701 • (775) 841-2115 • FAX (775) 841-2119

FISHER BROTHERS LAS VEGAS LLC**Business Entity Information**

Status:	Active	File Date:	7/21/2005
Type:	Foreign Limited-Liability Company	Entity Number:	E0473082005-8
Qualifying State:	DE	List of Officers Due:	7/31/2011
Managed By:		Expiration Date:	
NV Business ID:	NV20051416738	Business License Exp:	7/31/2011

Registered Agent Information

Name:	CSC SERVICES OF NEVADA, INC.	Address 1:	2215-B RENAISSANCE DR
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89119
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers☐ Include Inactive Officers

Managing Member - RANCHO ROAD C/O FISHER BROTHERS			
Address 1:	299 PARK AVE 42ND FL	Address 2:	
City:	NEW YORK	State:	NY
Zip Code:	10171	Country:	
Status:	Active	Email:	
Managing Member - MARTIN L EOELMAN			
Address 1:	299 PARK AVE 42ND FL	Address 2:	
City:	NEW YORK	State:	NY
Zip Code:	10171	Country:	
Status:	Active	Email:	
Managing Member - WINSTON FISHER			
Address 1:	299 PARK AVE 42ND FL	Address 2:	
City:	NEW YORK	State:	NY
Zip Code:	10171	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Application for Foreign Registration		
Document Number:	20050282985-81	# of Pages:	1
File Date:	7/21/2005	Effective Date:	

RECEIVED
MAR 10 2011

20050907-0004084

APN: 162-08-702-002
Affix RPTT: \$32,385.00

Fee: \$18.00 RPTT: \$32,385.00
N/C Fee: \$0.00

09/07/2005 13:48:02
T20050164080

Requestor:
LAWYERS TITLE OF NEVADA

Frances Deane JKA
Clark County Recorder Pgs: 5

RECORDING REQUESTED AND
WHEN RECORDED RETURN TO:

DLA PIPER RUDNICK GRAY CARY US LLP
One International Place, 21st Floor
Boston, Massachusetts 02110-2600
Attn: Audrey K. Wang, Esq.

MAIL TAX STATEMENTS TO:

Hutchison & Steffen, LLC
10080 W. Alta Drive, Suite 200
Las Vegas, NV 89145

(Space above line for Recorder's use)

GRANT, BARGAIN, SALE DEED

SCANDIA FAMILY FUN CENTERS, a Nevada corporation, as "Grantor," does hereby Grant, Bargain, Sell and Convey to Fisher Brothers Las Vegas, LLC, a Delaware limited liability company, as "Grantee," whose address is 299 Park Avenue, New York, New York 10171, in fee simple, the real property in the City of Las Vegas, County of Clark, State of Nevada (the "Land") described on Exhibit A attached hereto and incorporated herein by this reference, together with all and singular tenements, hereditaments and appurtenances thereunto belonging or otherwise appertaining and all buildings, structures, fixtures and components located thereon.

SUBJECT TO:

1. Taxes for the current fiscal tax year, not due or delinquent, and any and all taxes and assessments levied or assessed after the date hereof.
2. All matters affecting the use and occupancy of the land as the same may now appear of record.

IN WITNESS WHEREOF, Grantor has caused its name to be affixed hereto and this instrument to be executed by its president thereunto duly authorized.

Dated as of Sept 2, 2005.

"GRANTOR"

SCANDIA FAMILY FUN CENTERS,
a Nevada corporation

By:

Its:

Wayne Labov
Wayne Labov, President

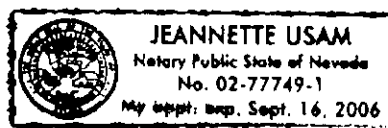
RECEIVED
MAR 10 2011

NOTARY

State of Nevada)
County of Clark) ss.

This instrument was acknowledged before me on the 2nd day of September, 2005, by Wayne Larson, as President of Scandia Family Fun Centers, a Nevada corporation.

Notary Public



(My Commission expires 9-10-00)

9.16.00

my sept: sep. Sept. 16, 2006

PROFESSOR'S COPY

Exhibit A

Legal Description

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

That portion of Section 8, Township 21 South, Range 61 East, M.D.M., more particularly described as follows:

Parcel Two (2) as shown by Parcel Map in File 46, Page 13, recorded March 7, 1985 in Book 2074 as Document No. 2033418, Official Records and more particularly described as follows:

COMMENCING at the center of Section 8, Township 21 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, Nevada;

Thence South $88^{\circ}51'16''$ East, along the East-West mid-section of said Section 8, 40.15 feet;

Thence South $3^{\circ}50'16''$ East, parallel to and 40.00 feet distant from the North-South mid-section line of said section 8, 377.38 feet to the True Point of Beginning;

Thence from a tangent which bears North $3^{\circ}50'16''$ West along a curve concave to the Southeast having a radius of 15.00 feet through a central angle of $94^{\circ}59'00''$, an arc distance of 24.87 feet;

Thence South $88^{\circ}51'16''$ East 631.57 feet;

Thence along a curve concave to the Southwest having a radius of 20.00 feet through a central angle of $119^{\circ}03'28''$ an arc length of 41.56 feet;

Thence along a reverse curve concave to the Southeast having a radius of 5158.00 feet through a central angle of $11^{\circ}11'08''$ an arc distance of 1006.97 feet;

Thence along a reverse curve concave to the Northwest having a radius of 10.00 feet through a central angle of $72^{\circ}07'40''$ an arc distance of 12.59 feet;

Thence North $88^{\circ}51'16''$ West 158.22 feet;

Thence along a curve concave to the Northeast having a radius of 15.00 feet through a central angle of $85^{\circ}01'00''$ an arc distance of 22.26 feet;

Thence North $3^{\circ}50'16''$ West, parallel to and 40.00 feet distant from the North-South mid-section line of said Section 8, 932.40 feet to the True Point of Beginning.

(Said legal is referenced on Grant, Bargain, Sale Deed recorded March 14, 1985 in Book 2077 as Document No. 2038939, Official Records.)

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 162-08-702-002
b) _____
c) _____
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
Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$ 6,350,000.00

Deed in Lieu of Foreclosure Only (value of property)

()

Transfer Tax Value:

\$ 6,350,000.00

Real Property Transfer Tax Due

\$ 32,385.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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

Signature _____

Capacity _____

Managing member of Buyer
President of Seller

Signature _____

Capacity _____

Manager of Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Scandia Family Fun Centers
Address: 1809 Calle De Vega
City: Las Vegas
State: NV Zip: 89102

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Fisher Brothers Las Vegas, LLC
Address: 299 Park Ave.
City: New York
State: NY Zip: 10171

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

Print Name: Troy A. Wallin, Hutchison Escrow #:
Address: & Steffen, LLC 10080 W. Alta Dr., Ste. 200
City: Las Vegas State: NV Zip: 89145

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

4084

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 152-08-702-002
b) _____
c) _____
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: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$ 6,350,000.00

Deed in Lieu of Foreclosure Only (value of property)

()

Transfer Tax Value:

\$ 6,350,000.00

Real Property Transfer Tax Due

\$ 32,385.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the 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 Wayne J. Larson

Capacity President of Seller

Signature Executed in counterpart

Capacity Manager of Buyer

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Scandia Family Fun Centers
Address: 1809 Calle De Vega
City: Las Vegas
State: NV Zip: 89102

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Fisher Brothers Las Vegas, LLC
Address: 299 Park Ave.
City: New York
State: NY Zip: 10171

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

Print Name: Troy A. Wallin, Hutchison Escrow #:

Address: & Steffen, LLC 10080 W. Alta Dr., Ste. 200

City: Las Vegas State: NV Zip: 89145

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

4084