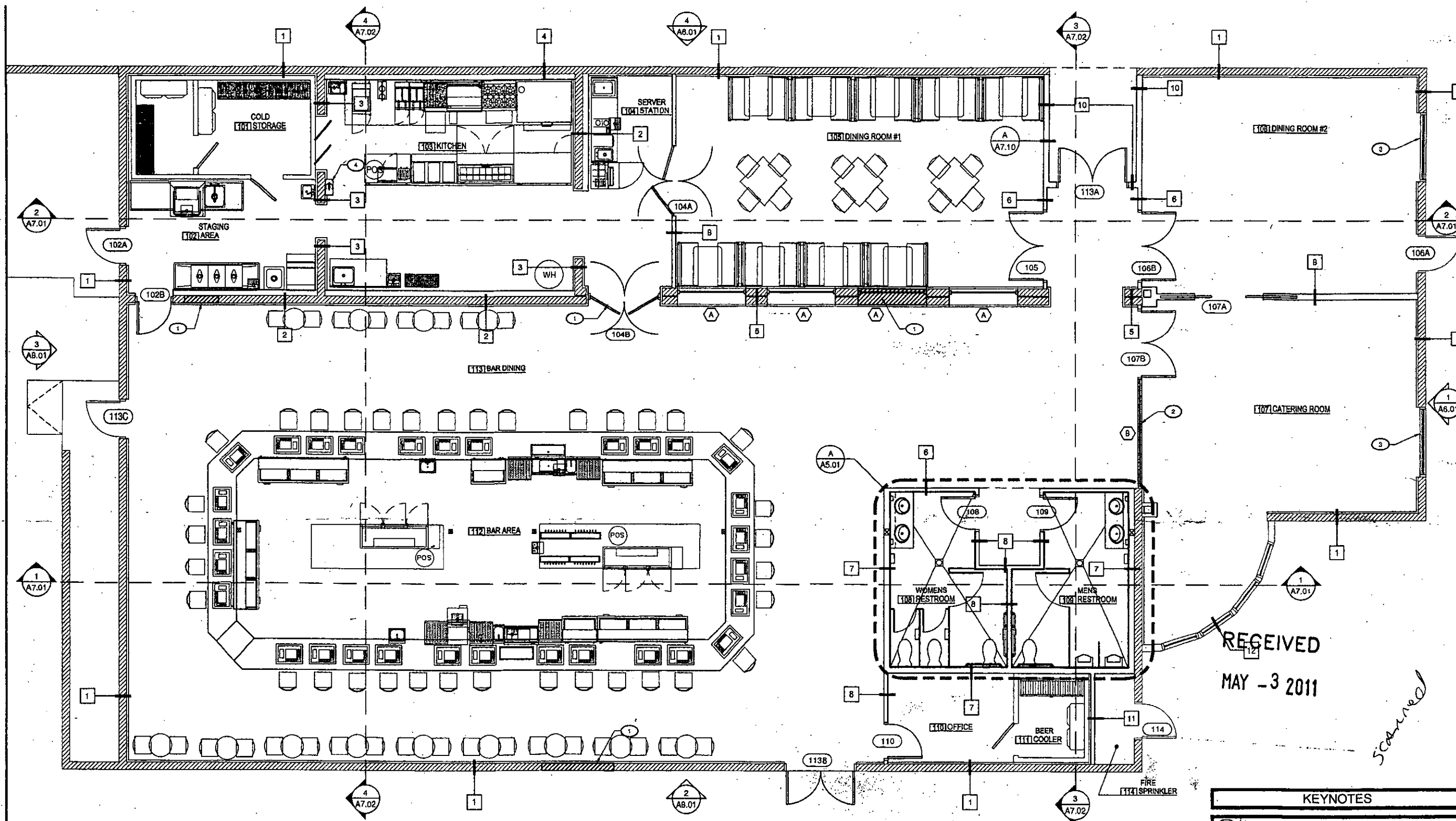




FLOOR PLAN
SCALE: 1/4" = 1' - 0"



WALL TYPES

- | | | | | |
|---|--|---|--|--|
| <p>1 EXISTING EXTERIOR C.M.U. 2" FURRING @ 24" O.C. W/ 5/8" RIGID INSULATION. PROVIDE 5/8" TYPE "X" GYP. BD. ON INTERIOR SIDE EXTEND INSULATION AND GYP. BD. TO BOTTOM OF STRUCTURE.</p> <p>2 EXISTING INTERIOR C.M.U. WALL. 2" FURRING @ 24" O.C. PROVIDE 5/8" TYPE "X" GYP. BD. EXTEND TO BOTTOM OF STRUCTURE BAR SIDE ONLY. PROVIDE 2X8 WOOD STUDS @ 24" O.C. PROVIDE 5/8" WATER RESISTANT GYP. BD., EXTEND TO BOTTOM OF STRUCTURE. STAGING AREA/ KITCHEN SIDE</p> | <p>3 EXISTING INTERIOR C.M.U. WALL. PROVIDE 2" FURRING @ 24" O.C. W/ 5/8" WATER RESISTANT GYP. BD., EXTEND TO BOTTOM OF STRUCTURE BOTH SIDES</p> <p>4 EXISTING EXTERIOR C.M.U. PROVIDE 2X8 WOOD STUDS @ 24" O.C. WITH R-19 BATT INSULATION, 5/8" WATER RESISTANT GYP. BD., EXTEND TO BOTTOM OF STRUCTURE.</p> <p>5 EXISTING INTERIOR DOUBLE C.M.U. WALL. PROVIDE 2" FURRING @ 24" O.C. W/ 5/8" TYPE "X" GYP. BD. BOTH SIDES. EXTEND GYP. BD. TO BOTTOM OF STRUCTURE.</p> | <p>6 INTERIOR WOOD STUD PARTITION 2X4" WOOD STUDS @ 24" O.C., EXTEND STUD TO BOTTOM OF STRUCTURE. PROVIDE R-11 SOUND ATTENUATION INSULATION IN ALL CAVITIES. PROVIDE 5/8" TYPE "X" GYP. BD. ON BOTH SIDES. EXTEND TO FINISH CEILING @ GYP. BD. CLG. AND TO BOTTOM OF STRUCTURE AT EXPOSED/ACT. CLG.</p> <p>7 WOOD STUD PLUMBING WALL 2X8" WOOD STUDS @ 24" O.C., EXTEND STUD TO BOTTOM OF STRUCTURE. PROVIDE R-11 SOUND ATTENUATION INSULATION IN ALL CAVITIES. PROVIDE 5/8" CEMENTITIOUS BACKER BD. AT ALL TILE LOCATIONS. PROVIDE WATER RESISTANT GYP. BD. ABOVE TILE IN RESTROOMS. PROVIDE 5/8" TYPE "X" GYP. BD. AT ALL OTHER LOCATIONS. EXTEND TO FINISH CLG. @ GYP. BD. CEILING AND TO BOTTOM OF STRUCTURE @ EXPOSED/ACT. CEILING</p> | <p>8 WOOD STUD PARTITION WALL 2X4" WOOD STUDS @ 24" O.C., EXTEND STUD TO BOTTOM OF STRUCTURE. PROVIDE R-11 SOUND ATTENUATION INSULATION IN ALL CAVITIES. PROVIDE 5/8" CEMENTITIOUS BACKER BD. AT ALL TILE LOCATIONS. PROVIDE WATER RESISTANT GYP. BD. ABOVE TILE IN RESTROOMS. PROVIDE 5/8" TYPE "X" GYP. BD. AT ALL OTHER LOCATIONS. EXTEND TO BOTTOM OF STRUCTURE DN BAR DINING SPACE AND TO FIN. CLG. ON RESTROOM SIDE.</p> <p>9 INTERIOR WOOD STUD PARTITION 2X8" WOOD STUDS @ 18" O.C., EXTEND STUD TO BOTTOM OF STRUCTURE. PROVIDE R-11 SOUND ATTENUATION INSULATION IN ALL CAVITIES PROVIDE 5/8" TYPE "X" GYP. BD. BOTH SIDES. EXTEND TO BOTTOM OF STRUCTURE.</p> | <p>10 EXTERIOR WOOD STUD PARTITION 2X8" WOOD STUDS @ 18" O.C., EXTEND STUD TO BOTTOM OF STRUCTURE. PROVIDE R-19 INSULATION IN ALL CAVITIES. PROVIDE 5/8" TYPE "X" GYP. BD. ON INTERIOR SIDE, EXTEND TO BOTTOM OF STRUCTURE. PROVIDE E.I.F.S. ON EXTERIOR SIDE. 1 HR. FIRE BARRIER BASED ON 2003 I.B.C. SEE F.01 FOR SPECS.</p> <p>11 EXISTING EXTERIOR WOOD WALL. PROVIDE R-19 RIGID INSULATION IN ALL CAVITIES. PROVIDE 5/8" TYPE "X" GYP. BD. DN INTERIOR SIDE, EXTEND TO BOTTOM OF STRUCTURE.</p> |
|---|--|---|--|--|

KEYNOTES

- 1 INDICATES VOID IN EXISTING CMU WALL
- 2 STORE FRONT SYSTEM, SEE A2.10
- 3 EXISTING WINDOW
- 4 FIRE EXTINGUISHER

GENERAL NOTES

- 1. ARCHITECT TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES, BEFORE STARTING WORK.
- 2. COORDINATE WITH INTERIOR ELEVATIONS FOR EQUIPMENT LOCATION.
- 3. ALL DIMENSIONS ARE FROM FACE OF STUD-TYP. U.N.O.
- 4. WH INDICATES WATER HEATER, COORDINATE WITH PLUMBING SCHEDULE.
- 5. F.E. INDICATES FIRE EXTINGUISHER

EOT-41551

06/15/11 CC

REVISIONS

NO.	DESCRIPTION	DATE	BY

DATE: 12-16-06
SCALE: AS INDICATED
DRAWN: JWC/BSF
JOB NO: 06-017

PROJECT: SKINNY DUGANS
4127 WEST CHARLESTON BLVD.
LAS VEGAS, NV. 89102

FLOOR PLAN

A1.01

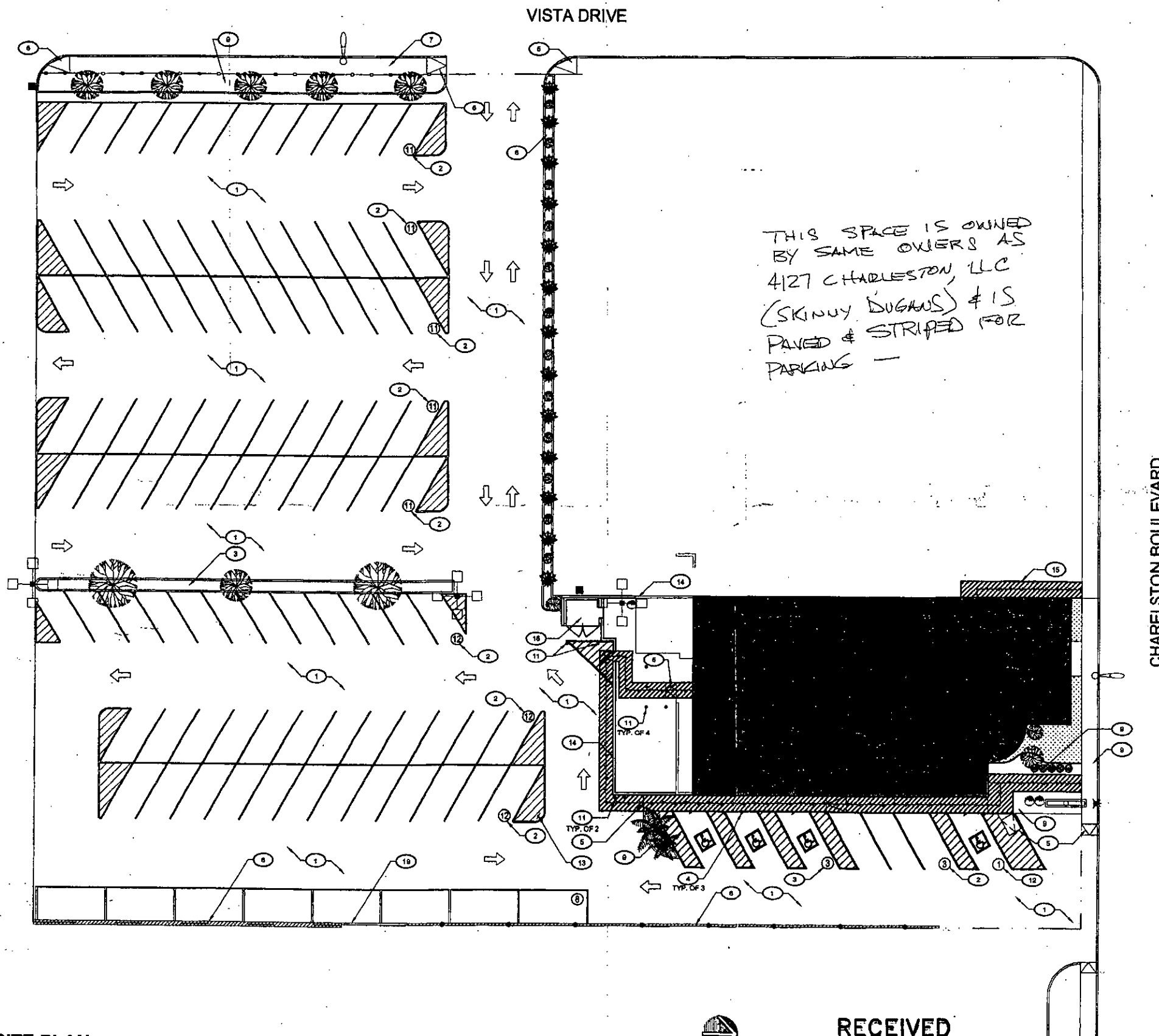
OF SHEETS

DATE: 12-16-06
SCALE: AS INDICATED
DRAWN: JWC/BSF
JOB NO: 06-017

EOT-41551

06/15/11 CC

SITE PLAN SCALE: 1/16" = 1'-0"



RECEIVED
MAY -3 2011

KEYNOTES

- 1 (E) DRIVEWAY
- 2 (E) 9'X19' PARKING STALL
- 3 9'X19' HANDICAPPED PARKING STALL
- 4 HANDICAPPED SIGN AGE, SEE DETAIL 1/AS1.02
- 5 HANDICAPPED ACCESSIBLE @ CURB, SEE DETAIL 2/AS1.02
- 6 (E) 5'-0" CONCRETE SIDEWALK
- 7 (E) 6'-0" CONCRETE SIDEWALK
- 8 (E) C.M.U. WALL
- 9 (E) LANDSCAPING
- 10 (E) 20'-0" GATE
- 11 BOLLARDS, SEE DETAIL 3/AS1.02
- 12 9'X19' VAN ACCESSIBLE PARKING STALL
- 13 "DO NOT ENTER" SIGN
- 14 6'-0" HIGH C.M.U. WALL, SEE DETAIL 4/AS1.02
- 15 CROSS ACCESS AGREEMENT MUST BE SIGNED BY OWNER TO ALLOW 5'-0" SIDEWALK (PARCEL # 16206510020)
- 16 (E) TRASH ENCLOSURE, SEE DETAIL 5/AS1.02

GENERAL NOTES

1. PORTIONS OF AN ACCESSIBLE ROUTE WITH RUNNING SLOPES STEEPER THAN 1:20 ARE RAMP AND SHALL COMPLY WITH ANSI A117.1 4.8. THE CROSS SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT BE STEEPER THAN 1:48. ANSI A117.1 SEC. 403.3
2. CHANGES IN LEVEL ALONG AN ACCESSIBLE ROUTE SHALL COMPLY WITH ANSI A117.1 SEC. 3.01. CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM ARE PERMITTED TO BE VERTICAL WITHOUT EDGE TREATMENT; CHANGES BETWEEN 1/4" AND 1/2" HIGH MAXIMUM ARE TO BE BEVELED WITH SLOPE NOT STEEPER THAN 1:2; CHANGES GREATER THAN 1/2" ARE TO BE ACCOMPLISHED WITH CURB RAMP, RAMP OR ELEVATOR, ANSI A117.1 SEC 3.03.
3. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20.

LEGEND

- EXISTING BUILDING
- PAINTED TRAFFIC ARROW, COLOR TO BE TRAFFIC WHITE
- PROPERTY LINE
- PAINTED STRIPS 3" WIDE @ 36" O.C. COLOR TO BE TRAFFIC WHITE
- FIRE HYDRANT
- EXISTING TURF
- EXISTING SKINNY DUGAN'S SIGN AGE
- EXISTING 4'-6" CYCLONE FENCE
- EXISTING LIGHTING OVER CMU WALL
- EXISTING ELECTRICAL POST
- EXISTING PARKING LOT LIGHT
- EXISTING STREET LIGHTING

PROPERTY INFORMATION

LOT SIZE: 1.32 ACRES
PERCENTAGE OF LOT COVERED BY BUILDING FOOTPRINT: 57,353.7 SQ. FT. (1.32 ACRE LOT) / 8,687 (FOOTPRINT) = 6.57% PARKING
SPACES REQ'D: 3,743.7 (BAR/TABERN USES)/50 = 75 SPACES
2,914.6 (REMAINING GFA)/200 = 15 SPACES
TOTAL = 90 SPACES
HANDICAPPED SPACES REQ'D = 3 SPACES + 1 VAN ACCESSIBLE
PARKING SPACES PROVIDED:
102 REGULAR SPACES + 3 HANDICAPPED + 1 VAN ACCESSIBLE = 106 SPACES

© Melvin Green Architect, Ltd. 2004

REVISIONS	BY



MGA Melvin Green Architect, Ltd.
ARCHITECTS-CONSULTANTS-ENGINEERS
3305 W. Spring Mountain Rd. Suite 202 • Las Vegas, NV 89102 • (702) 363-9074
All reports, plans, specifications, contracts, etc., shall be the property of the architect. The architect shall make all corrections, additions and other changes as may be required by the owner. Reproduction, publication or reuse by any means is strictly prohibited.

PROJECT: SKINNY DUGAN'S
4127 WEST CHARLESTON BLVD.
LAS VEGAS, NV. 89102

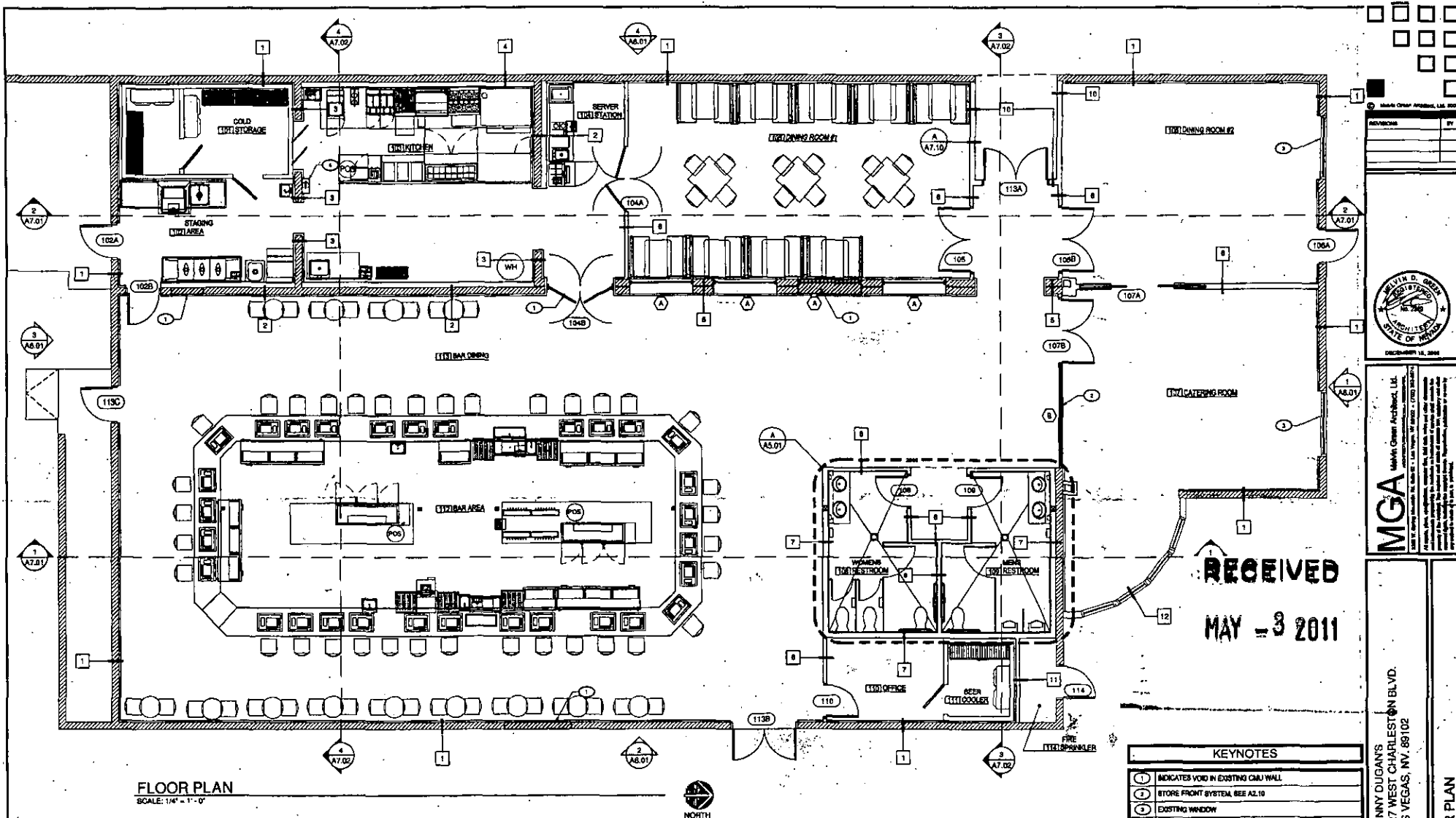
DATE: 12-15-06
SCALE: AS INDICATED
DRAWN: JWC/CSF
JOB NO: 06-017

SHEET
AS1.01

OF SHEETS

SHEET TITLE
EOT-41551

06/15/11 CC



FLOOR PLAN

SCALE: 1/4" = 1' - 0"

WALL TYPES

- [illegible]

KEYNOTES

- | | |
|---|-------------------------------------|
| 1 | INDICATES VOID IN EXISTING CMU WALL |
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EOT-41551

RECEIVED

MAY -3 2011

PROJECT: SKINNY DUGAN'S
4127 WEST CHARLIE
LAS VEGAS, NV. 89102

DATE:	12-16-88
SCALE:	AS INDICATED
CORRECTOR:	JRROCK
JOB NO:	88-017

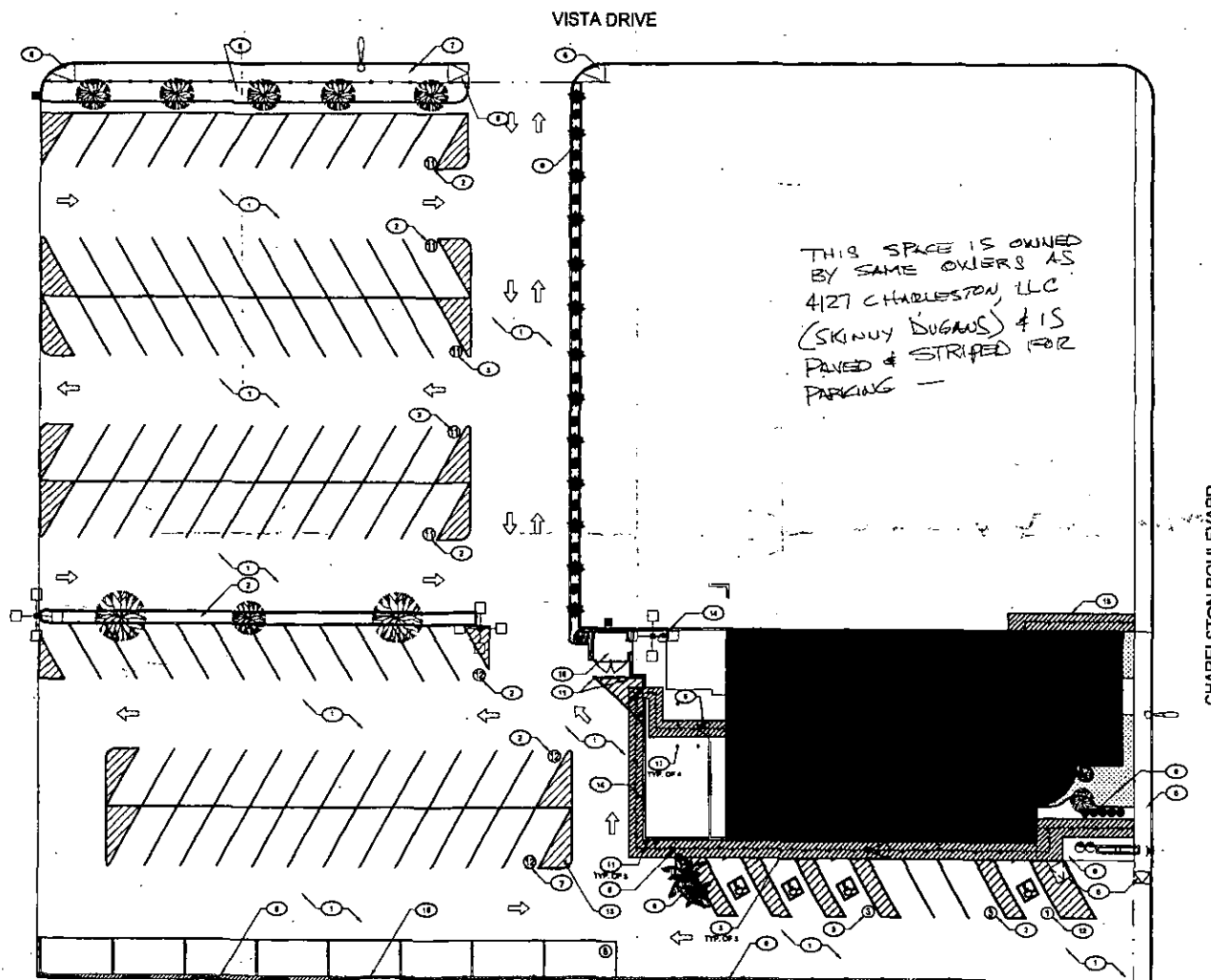
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A1.01

OF THE

THE
ELDER DIAN

SITE PLAN
SCALE: 1/16" = 1'-0"



RECEIVED

MAY -3 2011

EOT-41551

KEYNOTES

1	(E) DRIVEWAY
2	(E) 15'x12' PARKING STALL
3	15'x12' HANDICAPPED PARKING STALL
4	HANDICAPPED SIGN AGE, SEE DETAIL 1A81.02
5	HANDICAPPED ACCESSIBLE @ CURB, SEE DETAIL 2A51.02
6	(E) 8'-0" CONCRETE SIDEWALK
7	(E) 8'-0" CONCRETE SIDEWALK
8	(E) C.M.U. WALL
9	(E) LANDSCAPING
10	(E) 20'-0" GATE
11	BOLLARDS, SEE DETAIL 3A51.02
12	15'x12' VAN ACCESSIBLE PARKING STALL
13	"DO NOT ENTER" SIGN
14	8'-0" HIGH C.M.U. WALL, SEE DETAIL 4A51.02
15	CROSS ACCESS AGREEMENT MUST BE SIGNED BY OWNER TO ALLOW 8'-0" SIDEWALK (PARCEL # 1220810020)
16	(E) TRASH ENCLOSURE, SEE DETAIL 5A51.02

GENERAL NOTES

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PARKING SPACES PROVIDED: 102 REGULAR SPACES+3 HANDICAPPED+ 1 VAN ACCESSIBLE= 106 SPACES

Mark Green Architect, Ltd. 2004

REVISED	BY



MGA Mark Green Architect, Ltd.
4127 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89102

SKINNY DUGANS
4127 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89102

DATE: 12-16-04
SCALE: AS SHOWN
DRAWN: JACOB
JOB NO: 04-017

AS1.01

OF SHEETS



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 16, 2011

Mr. David Mason
4127 Charleston, LLC
4127 West Charleston Boulevard
Las Vegas, Nevada 89102

RE: EOT-41551 – EXTENTION OF TIME
CITY COUNCIL MEETING OF JUNE 15, 2011

Dear Mr. Mason:

The City Council at a regular meeting held June 15, 2011, APPROVED the request for an Extension of Time of a Non-Conforming Tavern use at 4127 West Charleston Boulevard (APN 162-06-510-040), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 16, 2011.

Sincerely,

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

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

cc: Mr. David Mason
1137 South Rancho Drive, Suite #120
Las Vegas, Nevada 89102

Mr. John T. Moran
630 South Fourth Street
Las Vegas, Nevada 89101

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

June 2, 2011

Mr. David Mason
4127 Charleston, LLC
4127 West Charleston Boulevard
Las Vegas, Nevada 89102

**RE: EOT-41551 - NON-CONFORMING USE
CITY COUNCIL MEETING OF JUNE 15, 2011**

Dear Mr. Mason:

Please be advised the City Council at its regular meeting on **June 15, 2011** as referred to above, will consider your request. This meeting will be held at 1:00 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 **Thursday, June 9, 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 City Council requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Flinn Fagg".

Flinn Fagg, AICP
Acting Director
Department of Planning

FF:clb

cc: Mr. David Mason
1137 South Rancho Drive, Suite #120
Las Vegas, Nevada 89102

Mr. John T. Moran
630 South Fourth Street
Las Vegas, Nevada 89101

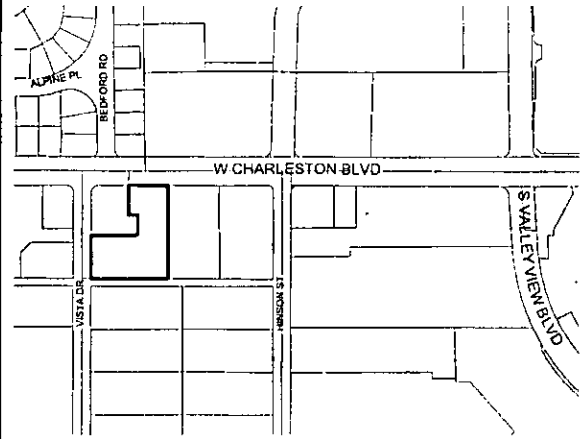
CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

Application Information

EOT-41551 - EXTENSION OF TIME - NON-CONFORMING USE - PUBLIC HEARING - APPLICANT/OWNER: 4127 CHARLESTON, LLC - Request for an Extension of Time of a Non-Conforming Tavern use at 4127 Charleston Boulevard (APN 162-06-510-040), 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

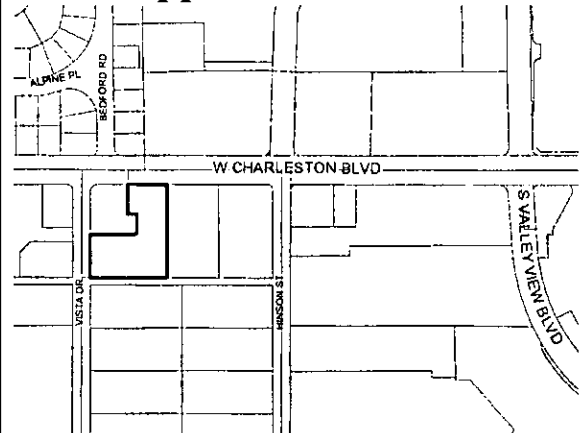
Meeting: City Council
Date: *June 15, 2011*
Time: 1:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada 89101. For further information, please call 702-229-6301 (TDD 702-386-9108), <http://www.lasvegasnevada.gov>.

Application Information

EOT-41551 - EXTENSION OF TIME - NON-CONFORMING USE - PUBLIC HEARING - APPLICANT/OWNER: 4127 CHARLESTON, LLC - Request for an Extension of Time of a Non-Conforming Tavern use at 4127 Charleston Boulevard (APN 162-06-510-040), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

Application Location



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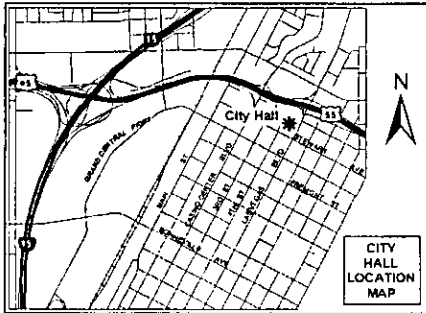
Public Hearing Information

Meeting: City Council
Date: *June 15, 2011*
Time: 1:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

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 City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

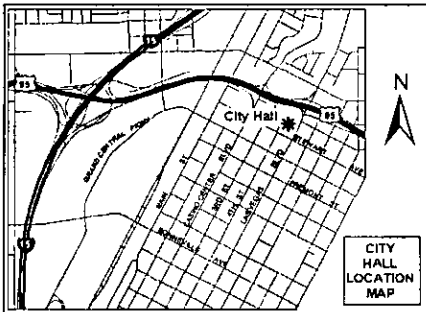
Please use available blank space on card for your comments.

EOT-41551

City Council Meeting of **06/15/2011**

City of Las Vegas
Office Of The City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

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 City Clerk at the address listed above or fax this side of this card to (702) 382-4803. 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.

EOT-41551

City Council Meeting of **06/15/2011**

Development Notification

CC Meeting: June 15, 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:

EOT-41551

Alpine Village Apartments

Artesian Heights NA

Country Club at Meadows Senior Apartments

Easy Street NA

James Down Towers Resident Council

KEEN Neighborhood Coalition

Kensington HOA

McNeil Estates NA

Meadows Neighborhood Preservation NA

Newport Cove III HOA

Palomino Area Preservation Association (PAPA)

Pinto Palomino Residents NA

Promenade @ The Meadows HOA

Rancho Nevada Estates HOA

Rancho Oaks NA

Sartini Plaza and Annex Resident Council

Spanish Oaks HOA

Stella Fleming Towers

Sundown HOA

Westleigh NA

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works, *BA*
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: April 28, 2011
Re: **EOT-41551** 4127 Charleston, LLC 4127 W. Charleston Blvd.
Request for an Extension of Time of a previously approved non-conforming tavern use

COMMENTS:

We have no comment on the Request for an Extension of Time application to allow a previously approved non-conforming tavern use located at 4127 West Charleston Boulevard.

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

EOT-41551 - EXTENSION OF TIME - NON-CONFORMING USE - PUBLIC HEARING -
APPLICANT/OWNER: 4127 CHARLESTON, LLC - Request for an Extension of Time of a Non-Conforming
Tavern use at 4127 Charleston Boulevard (APN 162-06-510-040), C-1 (Limited Commercial) Zone, Ward 1
(Tarkanian).

CITY COUNCIL: JUNE 15, 2011

CASE PLANNER: DEBBIE SULLIVAN



PUBLIC HEARING

Comments Due: MAY 10, 2011

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

LIST COMMENTS BELOW:

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

EOT Application

Report Date 04/27/2011 07:43 AM

Submitted By

Page 1

A/P # 41551 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	04/26/2011 12:12	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

EOT-41551 - EXTENSION OF TIME - NON-CONFORMING USE - PUBLIC HEARING - APPLICANT/OWNER: 4127 CHARLESTON, LLC - Request for an Extension of Time of a Non-Conforming Tavern use at 4127 Charleston Boulevard (APN 162-06-510-040), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

Parent A/P # 38702
Project # 41551 Project/Phase Name SKINNY DUGANS Phase #
Size/Area 1.35 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 16206510040

Location

Owner/Tenant

Contact ID AC1681309 Name 4127 CHARLESTON L L C
Mailing Address 1137 S RANCHO DR #120 Organization % D MASON REALTY
City LAS VEGAS State/Province NV
ZIP/PC 89102-2259 Country ☐ Foreign
Day Phone (702)386-8686 x Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

4131 W CHARLESTON BLVD
LAS VEGAS, 89102-

4130 W CHARLESTON BLVD
LAS VEGAS, 89102-

4127 W CHARLESTON BLVD
LAS VEGAS, 89102-

A/P Addresses

No Other Addresses are associated to this Application

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

EOT Application

Report Date 04/27/2011 07:43 AM

Submitted By

Page 2

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16206510040

Applicants/Contacts

Primary N Capacity APPL Contact ID AC1681309 ☐ Foreign
Effective Expire
Name 4127 CHARLESTON L L C
Day Phone (702)386-8686 x Eve Phone Organization % D MASON REALTY
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 1137 S RANCHO DR #120
LAS VEGAS, NV 89102-2259
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 AC1681309 ☐ Foreign
Effective Expire
Name 4127 CHARLESTON L L C
Day Phone (702)386-8686 x Eve Phone Organization % D MASON REALTY
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 1137 S RANCHO DR #120
LAS VEGAS, NV 89102-2259
Seasonal Addr

Valid From To
Comments No Comments

Report Date 04/27/2011 07:43 AM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

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

There are no items in this list

Primary Y Capacity OTHER Other REP Contact ID AC459471 ☐ Foreign
Effective Expire
Name JOHN T. MORAN III
Day Phone (702)384-8424 x Eve Phone Organization MORAN AND ASSOCIATES
Pager PIN # Position
Fax (702)384-6568 Mobile Profession
E-Mail
Address 630 S. 4TH ST.
LAS VEGAS, NV 89101
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

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

EOT Application

Report Date 04/27/2011 07:43 AM

Submitted By

Page 4

Contractors

No Contractors

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.

EXTENSION OF TIME

Y Will this go to the City Council?

N Will this go DIRECTLY to City Council?

Hearing Type

Public, Non-Public or Admin? PUBLIC

Parent Application Type TXT

Parent Project # 38702

Staff Recommendation

Entitlement Exercised?

Meeting Information

<u>Meeting Grid</u> <u>Meeting Date</u> <u>Comments</u> <u>Added By</u>	<u>Meeting Type</u> <u>Add Date</u>	<u>Meeting Status</u> <u>Modified by</u>	<u>Modified Date</u>	<u>YES Votes</u>	<u>NO Votes</u>	<u>ABSTENTIONS</u>
06/15/2011	CC	SCHEDULED		0	0	0
GKAPOVICH	04/26/2011	DSULLIVAN	04/27/2011			

Template Type A/P # A/P Type Status Stage

No children exist for this project

Employee
Employee ID Last First M Comments

984478 SULLIVAN DEBORAH J Planning x6895

Log
Action Description Entered By Start Stop Hours
Comments

PAYMNT CO NAME WHO PICKED UP CONTACT# 970040 04/26/2011 12:32 0.00
MEREDITH SIMMONS, 702.384.8424, MORAN LAW FIRM LLC CK 7854



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time
Project Address (Location) 4127 W. Charleston Boulevard, Las Vegas, Nevada 89102
Project Name 4127 Charleston, LLC d/b/a Skinny Dugans Proposed Use _____
Assessor's Parcel #(s) 162-065-10-040 Ward # 1
General Plan: existing _____ proposed _____ Zoning: existing C-1 proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 1.35 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER 4127 Charleston, LLC Contact Mr. David Mason
Address 4127 W. Charleston Boulevard Phone: _____ Fax: _____
City Las Vegas State Nevada Zip 89102
E-mail Address _____

APPLICANT 4127 Charleston, LLC/ Mr. David Mason Contact Mr. David Mason
Address 1137 S. Rancho Drive, Ste. 120 Phone: (702) 386-8686 Fax: _____
City Las Vegas State Nevada Zip 89102
E-mail Address Davidmason1948@me.com

REPRESENTATIVE John T. Moran III, Esq Contact Regina
Address 630 S. Fourth Street Phone: (702) 384-8424 Fax: (702) 384-6568
City Las Vegas State Nevada Zip 89101
E-mail Address JT3.Moran@moranlawfirm.com

Property Owner Signature*

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

Print Name David Mason for 4127 Charleston, LLC

Subscribed and sworn before me

This 28th day of April, 20 11

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>EOT - 41551</u>
Meeting Date:	<u>6/15/11</u> <u>EL</u>
Total Fee:	<u>\$800</u>
Date Received:*	<u>6/20/11</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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-41551** APN: 162-065-10-040

Name of Property Owner: 4127 Charleston, LLC d/b/a Skinny Dugans

Name of Applicant: 4127 Charleston, LLC, d/b/a Skinny Dugans and/or David Mason

Name of Representative: Mr. David Mason

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

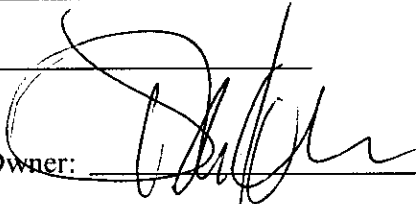
☒ No

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: N/A

Partner(s): N/A N/A

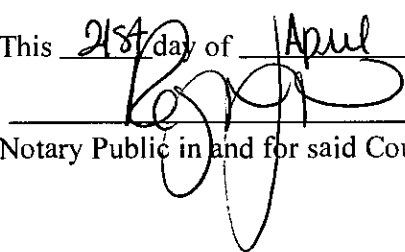
APN: N/A

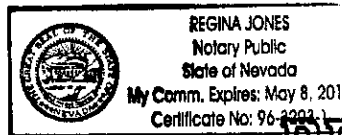
Signature of Property Owner: 

Print Name: David Mason, for 4127 Charleston, LLC

Subscribed and sworn before me

This 21st day of April, 2011


Notary Public in and for said County and State



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APR 26 2011



MORAN LAW FIRM LLC
MORAN BRANDON BENDAVID MORAN
ATTORNEYS AT LAW

April 26, 2011

VIA HAND DELIVERY

Mr. Douglas Rankin
CITY OF LAS VEGAS
PLANNING AND DEVELOPMENT DEPARTMENT
333 N. Rancho Drive
Las Vegas, Nevada 89106

RE: 4127 CHARLESTON, LLC, d/b/a SKINNY DUGAN'S
L16-00311-4-000151
APN: 162-065-10-040

To Whom this May Concern:

Please be advised that this undersigned and law firm represent the legal and professional interests of the instant and aforementioned business operation, specifically, 4127 CHARLESTON, LLC, d/b/a/ SKINNY DUGAN'S- Tavern with Restaurant- located at 4127 W. Charleston Boulevard, Las Vegas, Nevada (APN: 162-065-10-040). Further, please allow this correspondence to serve as a Justification Letter with regard to the business operator's most recent request for an Extension of Time relative to the preservation of land use entitlements.

As you well know, SKINNY DUGAN'S has been in business, as a Tavern with Restaurant in the community for several decades, I believe since the 1950's, wherein the prior owner's and business operator's have preserved both liquor and gaming licensure and activities under a "Grandfather Clause" or "Grandfather Clauses." In June 2008, the business was closed for purposes of undergoing dramatic construction in the form of real property improvement, both, inside and outside physical plant. The owners felt it incumbent upon them, and for the success of same business, to spend millions of dollars transforming Skinny Dugan's into a viable and competitive Tavern with Restaurant.

In June of 2009, business operator's endeavored to open the business, in conjunction with Las Vegas Municipal Code, for ONE (1) DAY, and for purposes of preserving attendant liquor licensure. In June of 2010, business operator, yet again, endeavored to open the business for ONE (1) DAY, and for the purpose of preserving attendant liquor licensure and attendant gaming licensure (Nevada Revised Statutes and State Gaming Regulations).

As a result thereof, the Department of Business License, via manager, Jim DiFiore, forwarded his correspondence of February 17, 2011, pertaining to the preservation of alcohol rights, and likewise, preserved the alcohol rights until June 8, 2011. I have enclosed a copy of same correspondence for your review and file.

JOHN T. MORAN, JR.
LEW BRANDON, JR.
JEFFERY A. BENDAVID
J.T. MORAN III

ADAM S. DAVIS
JUSTIN W. SMERBER
CHRIS HANLEY
AARON MOISCHENBACHER

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EOT-41551

Mr. Douglas Rankin
April 26, 2011
Page Two

Based upon reasons stated herein and above, and in conjunction with recent changes in procedure issued by the City of Las Vegas, the preservation of alcohol rights regarding Legal Non-Confirming Uses are now issued via Application for Extension of Time. Rather than by temporarily opening said premises for a period of ONE (1) DAY, business operator hereby submits this Justification Letter in support of its Application for Extension of Time for the preservation of land use entitlements.

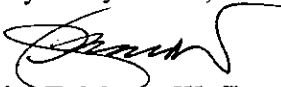
Las Vegas Municipal Code 19.16.030, which states, in pertinent:

(3) Discontinuation and Abandonment of Use. If it appears, by reason of economic hardship, that a nonconforming use, as described in Subparagraph (a) or (b) above, will be deemed abandoned for a period of time, greater than the applicable abandonment period described in those subparagraphs, the owner of the property or operator of the use may request that the abandonment period be extended by the City Council. Such request shall be made by means of an application of Extension of Time.

Finally, applications for State Gaming Licensure, pursuant to Nevada Revised Statutes and Nevada Gaming Control Regulations, have been submitted and are scheduled to come before the Nevada Gaming Control Board and Nevada Gaming Commission upon respective agendas in July of 2011. This having been said, and considering the expiration of Land Use Entitlements, applicant hereby requests consideration and approval of the instant Extension of Time.

Should you have any further questions and/or concerns with regard to this matter, please do not hesitate to contact me personally. I remain,

Very Truly Yours,



John T. Moran III, Esq.
MORAN LAW FIRM, LLC

JT3/ms

Enclosures

cc: Mr. Terry Caudill, TLC CASINO ENTERPRISES, INC.
Mr. Brian Arlin, TLC CASINO ENTERPRISES, INC.
Mr. David Mason

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EOT-41551



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYORGARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

February 17, 2011

Moran Law Firm LLC
630 South 4th Street
Las Vegas, NV 89101
By Fax - (702) 384-6568ATTN: JT Moran III
RE: Skinny Dugan's

Dear Mr. Moran:

After a thorough review of your letter dated November 23, 2010 pertaining to the preservation of alcohol rights for the Skinny Dugan's property, I have decided that we will accept your position that alcohol was present at the location on June 8, 2010 thereby preserving the alcohol rights until June 8, 2011. This decision is based solely upon your client's (David Mason, Ronald Penna, Sandra Penna) affidavits that "beer, wine, and spirit-based products were available on-site or on premises at the time the business was temporarily opened to the general public."

Please be advised that if future preservation of alcohol rights is necessary due to the time period referenced above, a new process was put in place several months ago through Case & Public Planning by submitting an application for an extension of time. If you need assistance at a future date you may contact this division at 229-6301. If you have any questions pertaining to the tavern license you may contact me at 229-6413 or Carol Meyer at 229-6016.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim DiFiore".

Jim DiFiore, Manager
Business Licensing Division
Department of PlanningCc: Flinn Fagg
Doug Rankin
Carol Meyer
Bryan ScottCITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.govRECEIVED
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EOT-41551

4127 CHARLESTON, LLC**Business Entity Information**

Status:	Active	File Date:	6/09/2008
Type:	Domestic Limited-Liability Company	Entity Number:	E0369142008-2
Qualifying State:	NV	List of Officers Due:	6/30/2011
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20081502513	Business License Exp:	6/30/2011

Registered Agent Information

Name:	FENNEMORE CRAIG, P.C.	Address 1:	300 S FOURTH STREET
Address 2:	SUITE 1400	City:	LAS VEGAS
State:	NV	Zip Code:	89101
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

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

Officers☐ Include Inactive Officers

Manager - DAVE MASON			
Address 1:	1137 S RANCHO DRIVE, STE 120	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89102	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20080391333-72	# of Pages:	2
File Date:	6/09/2008	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20080394709-72	# of Pages:	1
File Date:	6/10/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090488432-40	# of Pages:	1
File Date:	6/17/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100390967-67	# of Pages:	1
File Date:	6/01/2010	Effective Date:	
(No notes for this action)			



20080701-0001900

Fee: \$20.00 RPTT: \$5,706.90

N/C Fee: \$25.00

07/01/2008

10:51:00

T20080130860

Requestor:

LANDAMERICA COMMERCIAL SERVI

Debbie Conway DBX

Clark County Recorder Pgs: 9

Grant, Bargain and Sale Deed

A.P.N.: 162-06-510-040

RPTT: \$5,706.90

Recording Requested by, Mail Tax
Statements to, and when recorded,
return to:

4127 CHARLESTON LLC

Fennimore Craig

Attn: Christopher Byrd, Esq.

300 South Fourth Street, Suite 1400

Las Vegas, Nevada 89101

8501478-TL

Grant, Bargain and Sale Deed

THIS INDENTURE WITNESSETH: That for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Skinny D's Enterprises, LLC, a Nevada limited-liability company, does hereby grant, bargain, sell and convey to:

4127 Charleston, LLC, a Nevada limited-liability company,

all that real property, bounded and described in Exhibit "A" attached hereto and made a part hereof, together with all and singular the rights benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining to such real property, all buildings and other improvements situated thereon, all fixtures and other property affixed thereto and all right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way, subject to the encumbrances described in Exhibit "B" attached hereto and made a part hereof (hereinafter called the "Permitted Encumbrances").

TO HAVE AND TO HOLD the herein described property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise, subject however, to the Permitted Encumbrances.

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Witness this 18 day of June, 2008.

Skinny D's Enterprises, LLC,
a Nevada limited-liability company

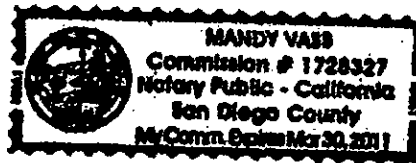
By Margot J. Aiken
Margot J. Aiken, its Manager

STATE OF California)
COUNTY OF San Diego) ss.

This instrument was acknowledged before me on the 18th day of June, 2008, by Margot J. Aiken, as Manager of Skinny D's Enterprises, LLC, a Nevada limited-liability company.

Mandy Vass
Notary Public

(My commission expires: March 30th, 2011)



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Exhibit "A"
(Legal Description)

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

PARCEL ONE (1):

THE NORTH 100 FEET OF LOT FIFTEEN (15) IN BLOCK ONE (1) OF HINSON HEIGHTS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 82 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE WESTERLY 4 FEET AND THE EASTERLY 130 FEET THEREOF.

PARCEL TWO (2):

THE NORTH 200 FEET OF LOT FIFTEEN (15) IN BLOCK ONE (1) OF HINSON HEIGHTS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 82 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPT THE EAST 60 FEET; THE WEST 24 FEET OF THE NORTH 100 FEET; AND THE WEST 4 FEET OF THE SOUTH 100 FEET OF THE NORTH 200 FEET THEREOF.

PARCEL THREE (3):

THE SOUTH 145 FEET OF WEST 104 FEET OF LOT FIFTEEN (15) IN BLOCK ONE (1) OF HINSON HEIGHTS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 82 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPT THE INTEREST IN THE SOUTH 25 FEET OF SAID LAND AS CONVEYED TO THE COUNTY OF CLARK FOR ALLEY PURPOSES, BY DEED RECORDED JULY 19, 1954 BY DOCUMENT NO. 15025 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL FOUR (4):

LOT TWO (2) AS SHOWN BY MAP THEREOF ON FILE IN FILE 61 OF PARCEL MAPS, PAGE 73, RECORDED AUGUST 16, 1989 AS DOCUMENT NO. 00564 IN BOOK 890816, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

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PARCEL FIVE (5):

THE WEST 4 FEET OF THE NORTH 100 FEET OF LOT FIFTEEN (15) IN BLOCK ONE (1) AND THE EAST 29 FEET OF THE NORTH 100 FEET OF LOT SIXTEEN (16) IN BLOCK ONE (1) HINSON HEIGHTS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 82 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL SIX (6):

Easements as set forth in that certain "GRANT OF RECIPROCAL ACCESS AND PARKING" recorded June 18, 2007 in Book 20070618 as Document NO. 00994 of Official Records.

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EXHIBIT "A"

PARCEL ONE (1):

THE NORTH 100.00 FEET OF LOT FIFTEEN (15) IN BLOCK ONE (1) OF HINSON HEIGHTS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 82 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE WESTERLY 4.00 FEET AND THE EASTERLY 130.00 FEET THEREOF.

PARCEL TWO (2):

THE NORTH 200 FEET OF LOT FIFTEEN (15) IN BLOCK ONE (1) OF HINSON HEIGHTS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 82 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

EXCEPT THE EAST 50 FEET; THE WEST 24 FEET OF THE NORTH 100 FEET; AND THE WEST 4 FEET OF THE SOUTH 100 FEET OF THE NORTH 200 FEET THEREOF.

PARCEL THREE (3):

THE SOUTH 145 FEET OF THE WEST 104 FEET OF LOT FIFTEEN (15) IN BLOCK ONE (1) OF HINSON HEIGHTS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 2 OF PLATS, PAGE 82 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

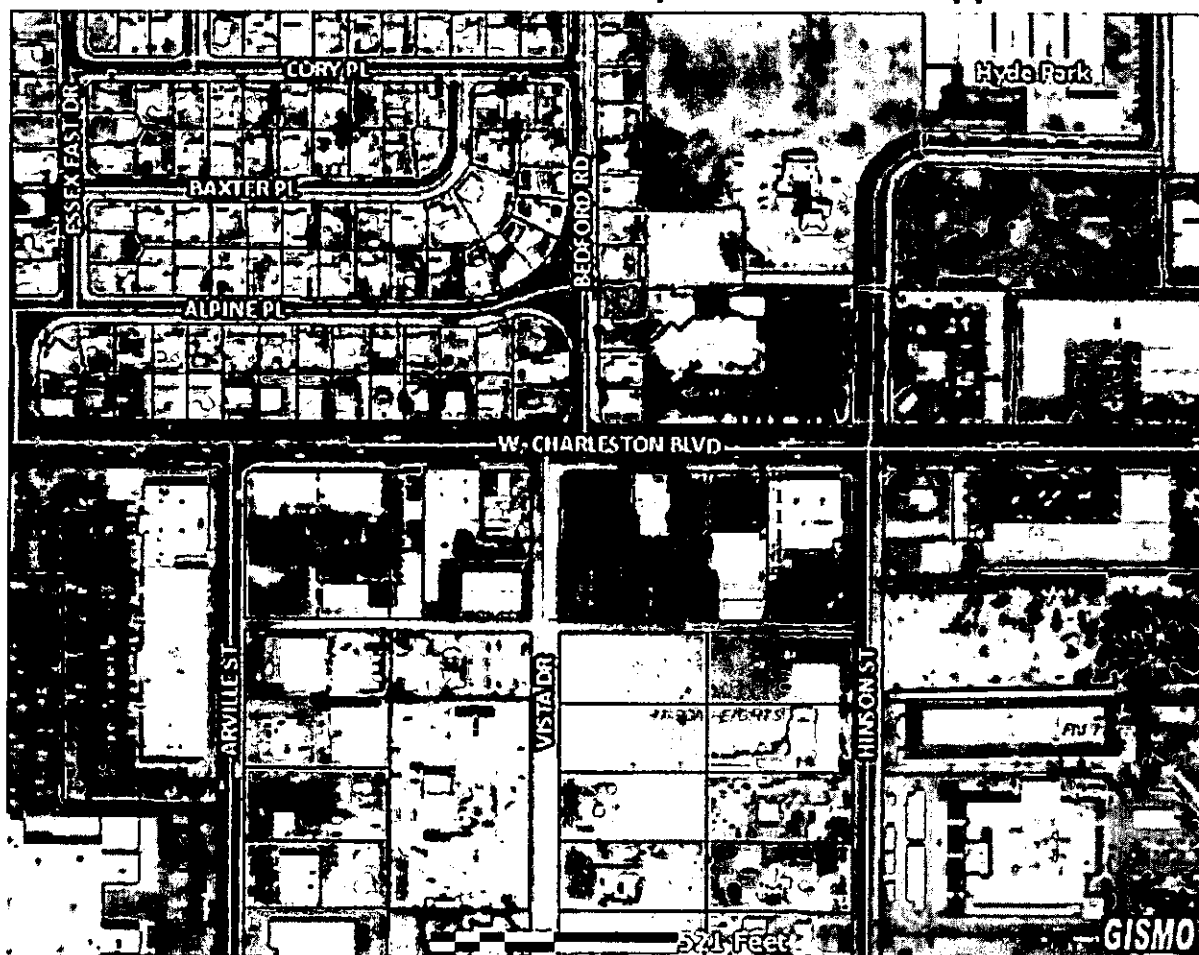
EXCEPT THE INTEREST IN THE SOUTH 25 FEET OF SAID LAND AS CONVEYED TO THE COUNTY OF CLARK FOR ALLEY PURPOSES, BY DEED RECORDED JULY 14, 1954 BY DOCUMENT NO. 15025 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL FOUR (4):

LOT TWO (2) AS SHOWN BY MAP THEREOF ON FILE IN FILE 61 OF PARCEL MAPS, PAGE 73, RECORDED AUGUST 16, 1989 AS DOCUMENT NO. 00564 IN

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APR 26 2011

Southern Nevada GIS ~ OpenWeb Info Mapper



The MAPS and DATA are provided without warranty of any kind, expressed or implied.

Date Created: 4/26/2011

Property Information

Parcel:	16206510040
Owner Name(s):	4127 CHARLESTON L L C
Site Address:	4127 W CHARLESTON BLVD
Jurisdiction:	Las Vegas - 89102
Zoning Classification:	Limited Commercial District (C-1)

Misc Information

Subdivision Name:	HINSON HGTS		
Lot Block:	Lot:15 Block:1	Construction Year:	1960
Sale Date:	07/2008	T-R-S:	21-61-6
Sale Price:	\$1,118,954	Census Tract:	1004
Recorded Doc Number:	2008070101900	Estimated Lot Size:	1.35
Flight Date:	03/11/10 - 03/28/10		

Elected Officials

Commission District:	F - SUSAN BRAGER	City Ward:	1 - LOIS TARKANIAN
US Senate:	JOHN ENSIGN, HARRY REID	US Congress:	01 - SHELLEY BERKLEY
State Senate:	11 - MIKE SCHNEIDER	State Assembly:	3 - PEGGY JOHNSON
School District:	C - LINDA E. YOUNG	University Regent:	2 - ROBERT BLAKELY
Board of Education:	3 - WILLIA CHANEY	Minor Civil Division:	Las Vegas Township

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