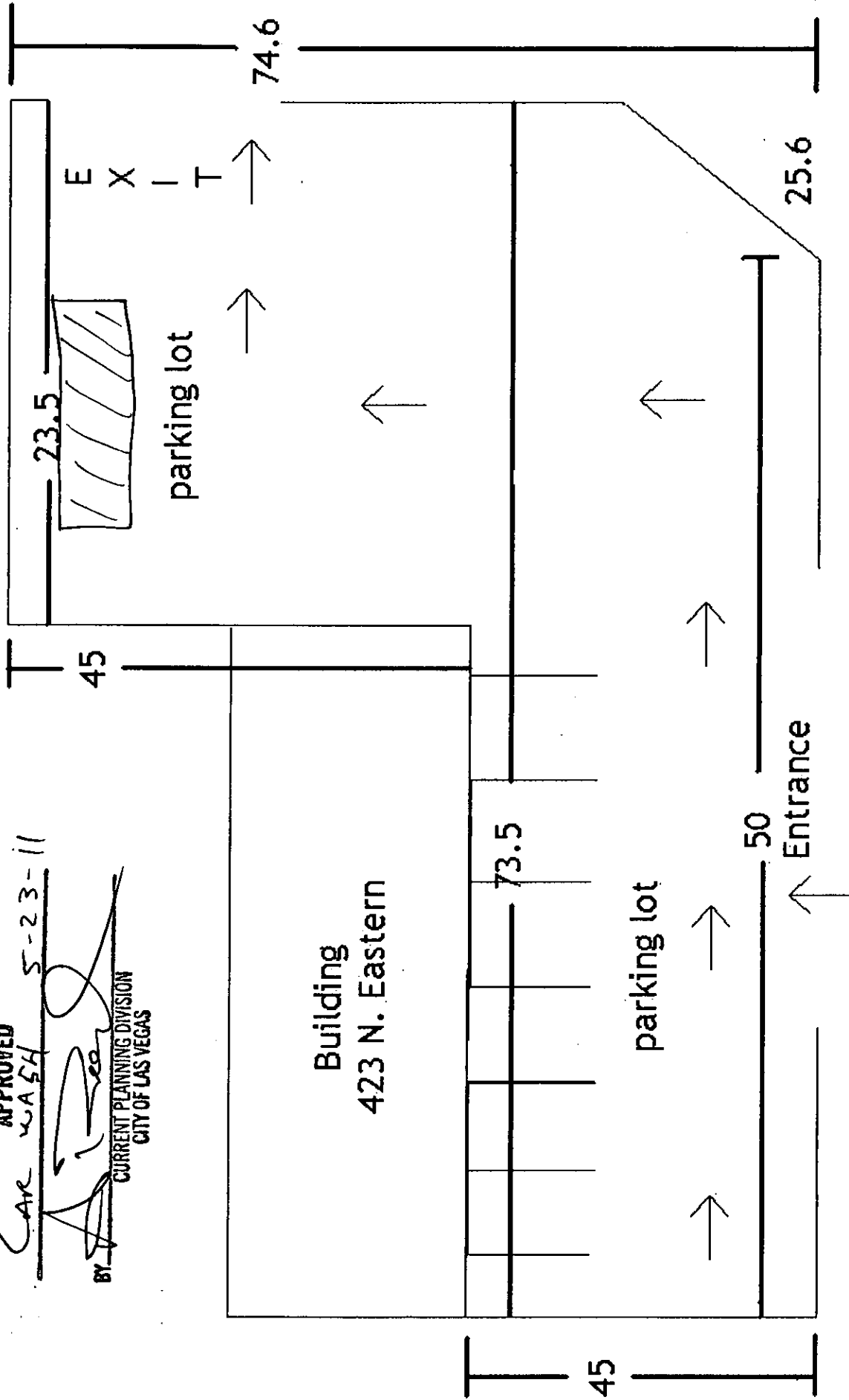


APPROVED
 CAR WASH 5-23-11
 BY *[Signature]*
 CURRENT PLANNING DIVISION
 CITY OF LAS VEGAS



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 MAY 23 2011



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: CAR WASH
 Project Address (Location): 423 N. EASTERN AVE.
 Project Name _____ Proposed Use _____
 Assessor's Parcel #(s) _____ Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Ignacio Luevano Contact Ignacio
 Address 423 N. EASTERN AVE. Phone: 702-382-1244 Fax: 702-382-6506
 City Las Vegas State NV Zip 89110
 E-mail Address academyfc@cox.net

APPLICANT Ignacio Luevano Contact _____
 Address 4169 ABRAMS AVE. Phone: 382-1244 Fax: 382-6506
 City Las Vegas State NV Zip 89110
 E-mail Address academyfc@cox.net

REPRESENTATIVE Ignacio Luevano Contact _____
 Address 4169 ABRAMS AVE. Phone: 382-1244 Fax: 382-6506
 City Las Vegas State NV Zip 89110
 E-mail Address academyfc@cox.net

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 Ignacio Luevano

Subscribed and sworn before me

This 20th day of May, 20 11

Allyson Corella

State of NV, County of Clark
 Notary Public in and for said County and State

Revised 10/27/08

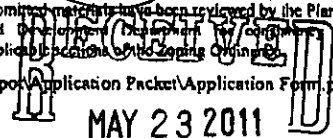


FOR DEPARTMENT USE ONLY

Case #	<u>TCP-41849</u>
Meeting Date:	<u>N/A</u>
Total Fee:	<u>\$100</u>
Date Received:*	<u>5-23-11</u>
Received By:	<u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department in compliance with applicable provisions of the Zoning Ordinance.

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





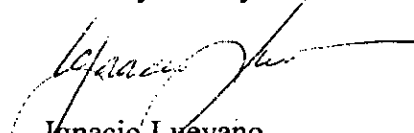
To whom it may concern,

3-1-11

The Academy FC soccer club will be having car wash fundraisers at 423 N. Eastern Ave. Las Vegas, Nevada 89101. The money collected will help this non-profit soccer club to raise money for expenses such as registration fees, uniforms, soccer equipment, etc. We have permission from the owner to use the facility. The shopping center has ample parking lot spaces and an entrance and exit location for the vehicles. The shopping center is located on the corner of Eastern and Cedar which helps facilitate the flow of traffic. There is only one other business adjacent to the building and it is closed on Saturday and Sunday so there will not be an issue with disruption of neighboring locations.

If you have any questions please contact Ignacio "Nacho" Luevano at 702-382-1244 or at academyfc@cox.net.

Thank you for your time and patience.


Ignacio Luevano
President of Academy FC

Academy Futbol Club
4169 Abrams Ave.
Las Vegas, Nevada 89110

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GENERAL INFORMATION	
PARCEL NO.	139-35-612-011
OWNER AND MAILING ADDRESS	LUEVANOS FRANCISCO J SR LUEVANO IGNACIO 423 N EASTERN AVE LAS VEGAS NV 89101-4026
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	423 N EASTERN AVE LAS VEGAS
ASSESSOR DESCRIPTION	BOULDER DAM HOMESITE ADD TR #04 PLAT BOOK 1 PAGE 80 PT LOT 21 BLOCK 3 & PT LOTS 22-24 SEC 35 TWP 20 RNG 61
RECORDED DOCUMENT NO.	* 20100119:01087
RECORDED DATE	01/19/2010
VESTING	JOINT TENANCY

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	207
APPRAISAL YEAR	2010
FISCAL YEAR	10-11
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2010-11	2011-12
LAND	12806	10672
IMPROVEMENTS	26602	24437
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	39408	35109
TAXABLE LAND+IMP (SUBTOTAL)	112595	100311
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	39408	35109
TOTAL TAXABLE VALUE	112594	100311

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.14 Acres
ORIGINAL CONST. YEAR	1972
LAST SALE PRICE MONTH/YEAR	245000 01/10
LAND USE	3-35 COMMERCIAL PROFESSIONAL SERVICES
DWELLING UNITS	0

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An aerial photograph of a residential street intersection. The street is labeled "CEDAR" and "EASTERN". Several houses are visible, with addresses 13935515033, 1393611, 13935612000, 13935612010, 1393561, and 13935612012. A large white building is prominent in the center. The image is high-contrast and grainy.

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**TEMPORARY COMMERCIAL PERMIT
PROMOTIONAL ACTIVITY
TCP-41849**

Valid May 28, 2011 To June 19, 2011



Description of Event: TCP-41849 - TEMPORARY COMMERCIAL PERMIT - Academy FC Soccer Club
This is a request for a temporary commercial permit for a car wash that will take place at 423 N. Eastern (APN 139-35-612-011) on each Saturday and Sunday from May 28th through June 19th from 7:00 AM until 6:00 PM. The event will take place in a portion of the parking lot directly in front of Viva Family and Cosmetic Dentistry. The event is a fundraiser for The Academy FC soccer club. Businesses are not in operation during the weekends as per letter date 03/01/11.

Applicant: Luevano, Ignacio
4169 Abrams Avenue
Las Vegas, NV 89110
(702)382-1244 x

Parcel(s): 139-35-612-011
Ward(s): WARD 3 (GARY REESE)

THIS PERMIT IS APPROVED PURSUANT TO SECTION 19.18.100 OF THE LAS VEGAS MUNICIPAL CODE, SUBJECT TO THE FOLLOWING CONDITIONS:

See page 2 for conditions

THIS TEMPORARY COMMERCIAL PERMIT IS NOT VALID UNTIL THE FOLLOWING DEPARTMENT APPROVALS / PERMITS / LICENSES HAVE BEEN OBTAINED:

☐ FIRE _____ (Initials)

☐ BUSINESS SERVICES _____ (Initials)

☐ SEWER _____ (Initials)

☐ TRAFFIC _____ (Initials)

THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE



TEMPORARY COMMERCIAL PERMIT PROMOTIONAL ACTIVITY

TCP-41849

Valid May 28, 2011 To June 19, 2011



1. BUSINESS HOURS SHALL BE FROM 7Am TO 6Pm
2. THIS PERMIT IS NOT A BUSINESS LICENSE.
3. THIS PERMIT IS NOT A SUBSTITUTE FOR ANY REQUIRED STATE OR LOCAL BUSINESS LICENSE OR FOR ANY REQUIRED CHARITABLE SOLICITATION PERMIT.
4. This use shall not create a nuisance to nearby properties as a result of factors such as excessive illumination, glare, noise, vibration, smoke, dust, dirt, odors, gases or heat.
5. The use shall conform to the submitted plot plan date stamped 5-23-11
6. No combustible materials shall be located within 50 feet of any structure on, or adjacent to this site.
7. No building or structure of any type shall be erected closer than 25 feet from any property line.
8. The applicant shall display a copy of this Temporary Commercial Permit during the hours of operation.
9. Sanitation facilities must be provided in accordance with the Clark County Health District and Republic Services of Southern Nevada.
10. The applicant shall provide private security officers as required by the Las Vegas Metropolitan Police Department.
11. Any signage for this temporary commercial use must be approved and permitted by the Planning and Development Department.
12. All applicable City code requirements shall be satisfied.
13. The applicant shall be responsible for leaving the site free of debris, litter or any other evidence of occupancy upon completion or removal of the use.

PLANNING SUPERVISOR SIGNATURE

5-23-11

DATE

PLANNING MANAGER SIGNATURE

DATE

THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE

Inst #: 201001190001087

Fees: \$16.00 N/C Fee: \$25.00

RPTT: \$1249.50 Ex: #

01/19/2010 10:04:02 AM

Receipt #: 198923

Requestor:

CHICAGO TITLE THE POINTE

Recorded By: ARO Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

ESCROW NO: 09019863-086-JR

APN: 139-35-612-011

Amix R.P.T.T. \$1249.50

WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:

FRANCISCO J. LUEVANOS, SR. AND

IGNACIO LUEVANO

423 N. EASTERN AVENUE

LAS VEGAS, NV 89101

ESCROW NO: 09019863-086-JR

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Ronald E. Tobler and Judith Tobler, co-trustees of The Tobler 1995 Trust dated Aug. 17 1995
in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby
acknowledged, do hereby Grant, Bargain, Sell and Convey to

Francisco J. Luevanos, Sr., a married man and Ignacio Luevano, a married man, as Joint Tenants

all that real property situated in the County of Clark, State of Nevada, bounded and described as
follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to: 1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and
easements now of record, if any.

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

RECEIVED
MAY 23 2011

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LAS VEGAS, NV 89101

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

ESCROW NO: 09019863-086-JR

EXHIBIT A

The North 65.4 feet of Lots Twenty-One (21), Twenty-Two (22), Twenty-Three (23) and Twenty-Four (24) in Block Three (3) of BOULDER DAM HOMESITE ADDITION TRACT NO. 4, according to the Plat of Record in Book 1 of Plats, at page 80, on file in the Office of the Recorder of Clark County, Nevada.

EXCEPTING THEREFROM that portion as conveyed to the City of Las Vegas by Deed recorded April 21, 1966 as Document No. 570488 of Official Records, Clark County Nevada.

ASSESSOR'S COPY

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**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 139-35-612-011

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property: **\$245,000.00**
b. Deed in Lieu of Foreclosure Only (value of property): ()
c. Transfer Tax Value: **\$245,000.00**
d. Real Property Transfer Tax Due: **\$1,249.50**

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 Grantor

Signature _____

Capacity Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Ronald E. Tobler
Address: 7251 Del Ray Ave
City: Las Vegas
State: Nevada Zip: 89117

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Francisco J. Luviano
Address: 423 N. Eastern Ave
City: Las Vegas
State: NV Zip: 89101

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

Print Name: Chicago Title

Escrow #: 09019863-086

Address: P.O. Box 70480

City/State/Zip: Las Vegas, Nevada 89170-0480

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED