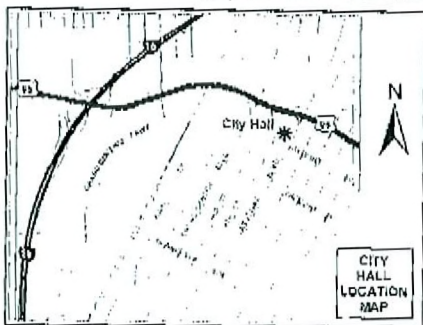


**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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 Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.



I SUPPORT
this Request



I OPPOSE
this Request

SDR-25482



16204302009 Case: SDR-25482
FISCHER INVESTMENTS L L C
1529 LUCANO LN
LAS VEGAS NV 89117-1153

Submitted after final agenda

Date

Item 29
P

00117+1153 0015



Law Offices
GEORGE D. FRAME, LTD.
A Professional Corporation

601 GREENWAY ROAD, STE. D
HENDERSON, NEVADA ~~89005~~-8364
89002-
(702) 598-4620
FAX (702) 598-4624

February 26, 200

Las Vegas Planning Commission
Attention: Andy Reed
Via fax to 474-0352

Re: Big Town Mechanical Objection of Fischer
SDR-25482 - Feb. 28, 2008 Agenda

Ladies and Gentlemen:

I represent Charles and Joyce Fischer, owners and operators of Fischer's Auto Body, the business and property at 1910 Western, adjacent to Big Town Mechanical and the property affected by Big Town's request for a "0" clearance between buildings.

As of this date, we have not been able to reach an agreement with Big Town concerning Fischer's objections and wish to re-submit our letter of February 14, 2008, which is attached hereto for reference.

As to paragraph one of that letter, we have since learned through a 2005 survey that Fischer's building is actually 1' 7" from their property line. The 10' side clearance provided by the city code would place the new building of Big Town 11' 7" from the building of Fischers. Fischers have proposed a set back from their property line of 4' to allow them to maintain their wall which is concrete block and requires a seal coat periodically to stop deterioration.

Since the proposed 32' extension of Big Town's building toward Western will block the building and sign of Fischers' business to traffic coming from the south, Fischers have suggested that Big Town provide a pole sign for Fischers similar to Liquid Air near the street on Western to correct this problem.

Sincerely,

George D. Frame
George D. Frame

GDF:nf

RECEIVED
08 FEB 26 PM 4:52
PLANNING AND
DEVELOPMENT

Submitted after final agenda	
Date	Item 29

187

Law Offices
GEORGE D. FRAME, LTD.
A Professional Corporation

601 GREENWAY ROAD, STE. D
HENDERSON, NEVADA 89015-8364

(702) 598-4620
FAX (702) 598-4624

February 14, 2008

Via fax to 736-8855

TRP, Inc.
Attn: Caron Richardson
815 Pilot Road, Suite E
Las Vegas, NV 89119

Re: Big Town Mechanical -- Agenda Item SDR-25482/Fischer

Dear Ms.

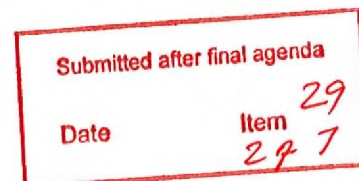
At the request of my client Joyce Fischer, I am sending you copies of the recorded right of ways against my client's property.

Our objections to your plan are as follows:

1. The easement you refer to as 10' is a actually aright-of-way 6' wide with 3' granted by predecessor owners to Fischer's property to the Power Company and Central Telephone. This 3' extends from the center of the power pole to Fischer's building and is "owned" by Fischers. They have no intention of selling it to you to allow a "0" clearance between buildings.

Even if this had been a deeded easement by predecessor owners of Fischer's property to the utility companies, under the Nevada Statutes, if the utility companies chose to abandon the purported easement, the owner of the property would have the right to acquire the return of the dedicated portion without consideration. My secretary confirmed this fact with Sharon McShea of Nevada Power.

2. I am advised that you have not contacted Nevada Power or the Telephone Company to determine the feasibility of moving the utilities.



TRP, Inc.

Attn: Caron Richardson

Re: Big Town Mechanical — Agenda Item SDR-25482/Fischer

February 14, 2008

Page two

In this regard, the Fischers have single-phase and three-phase power to the business. They are a vehicle repair shop for insurance companies and have been established with these companies for many years. They will not agree to a shut down of their power, phones and business to accommodate you moving the utilities. This could cause them to lose valuable clients and employees.

3. In extending your building to the street on the side adjacent to the Fischer's building, you will be blocking the location advertising sign of the Fischer's business. Since you will lose the purported five-foot easement of Fischer's property which you had planned to take for your building and it is doubtful that the Power and Telephone Company will let you build against the power pole, this substantially reduces the value of the extension you have made to the street on that side.
4. It is my understanding that the extension of your building on the north side as planned will also reduce the common drive-way entrance from 16' to 12' making it impossible for a wrecker to bring a vehicle in to Fischer business from that drive-way. We realize that there is another drive-way but the wreckers come in from both directions and use both drive-ways.

I will be in court this morning but will be in the office this afternoon. My secretary, Nancy, will be in the office if you need something further.

Sincerely,

George D. Frame/u.f.
George D. Frame

GDF:nf

Encs.

Submitted after final agenda

Date

Item

29

397

BOOK 456

RIGHT-OF-WAY GRANT

367252

I (We) MARNELL AND BIANCHI CO., INC., A NEVADA CORPORATION
 for One Dollar and other valuable consideration, do hereby grant and convey to SOUTHERN NEVADA TELEPHONE DIVISION,
 CENTRAL TELEPHONE CO., its successors and assigns, the perpetual right to construct, operate, add to, maintain, and to finally
 remove a line or lines consisting of poles, guys, anchors, wires, cables, and other fixtures and apparatus, or any thereof; for the
 transmission and distribution of electricity, telephone and/or other communication circuits, upon, over, under, and across the par-
 cel(s) of land hereinafter described and the right of ingress and egress to and over said parcel(s); together with permission to
 cut and trim brush and trees as deemed necessary to reasonably insure the safe and proper operation of said line or lines.

THE ABOVE REFERRED TO PARCEL OF LAND IS SITUATE IN THE SOUTH HALF
 (S $\frac{1}{2}$) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.,
 CLARK COUNTY, NEVADA, FURTHER DESCRIBED AS FOLLOWS:

A STRIP OF LAND, 6.0 FEET WIDE, BEING 3.0 FEET ON EACH SIDE OF
 THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE
 SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SAID SECTION 4 WITH THE WEST LINE OF
 THE UNION PACIFIC RAILROAD RIGHT OF WAY (100 FEET WIDE), THENCE
 SOUTH 27°56'15" WEST ALONG THE SAID WEST LINE A DISTANCE OF
 875.88 FEET TO A POINT, THENCE NORTH 62°03'45" WEST A DISTANCE
 OF 602.11 FEET TO A POINT, THENCE SOUTH 35°34'12" WEST A DISTANCE
 OF 71.0 FEET TO A POINT, THENCE SOUTH 62°03'45" EAST A DISTANCE
 OF 116.80 FEET TO THE TRUE POINT OF BEGINNING, THENCE
 SOUTH 2°29'28" WEST A DISTANCE OF 65.0 FEET TO A POINT OF
 TERMINATION.

Return to:
 Central Telephone Co.
 Southern Nevada Division
 Box 1490
 R. 2, Nevada attn: sps dept.

SEAL
 AFFIXED

The Grantor(s) retain(s) the right to fence, plant, maintain and so use said parcel(s) for own purpose so long as such use is consistent with and does not interfere with the rights herein granted.

WITNESS the Corporate name and seal this 25th day of June, 1963.

STATE OF Nevada
 COUNTY OF Clark

By Anthony A. Marnell Pres.
 Marnell and Bianchi Co., Inc. (SEAL)

By Dominic A. Bianchi Vice-President
 Marnell and Bianchi Co., Inc. (SEAL)

On this 25th day of June, 1963, personally appeared before me, a Notary Public in and for said County and State, Anthony A. Marnell, and Dominic A. Bianchi, known to me to be the President and Vice-President of the Corporation that executed the foregoing instrument, and upon oath did each depose that he is the officer of said Corporation as above designated; that he is acquainted with the seal of the Corporation and that the seal affixed to said instrument is the corporate seal of said Corporation; that the signatures to said instrument were made by officers of said Corporation as indicated after said signatures; that the said Corporation executed said instrument freely and voluntarily and for the uses and purposes therein mentioned.

SEAL
 AFFIXED

(SEAL)

Kenneth J. Gannigan
 Notary Public

MY COMMISSION EXPIRES MAY 21, 1967

NO. 367252
 RECORDED AT THE REQUEST OF
Central Telephone Co.
 JUN 26 10 42 AM '63
 OFFICIAL RECORDS BOOK NO. 456
 CLARK COUNTY, NEVADA
 PAUL E. HORN, RECORDER
 FEE \$20.00 DEPUTY

E-1

200

Submitted after final agenda

Date

Item 29
 487

INQ. 68-522

734262

RIGHT OF WAY GRANT

ANTHONY A. MARNELL and MARIE I. MARNELL, 1/2 interest;
DOMINIC A. BIANCHI and LILA R. BIANCHI, 1/2 interest

for One Dollar and other valuable consideration, do hereby grant and convey to NEVADA POWER COMPANY and CENTRAL TELEPHONE COMPANY, jointly and severally, and to their successors and assigns, the perpetual right to construct, to operate, to add to, to maintain, and to finally remove a line of lines consisting of poles, guys, anchors, wires, cables, and other fixtures and apparatus, of any thereof, for the transmission and distribution of electricity, and for telephone and/or other communication circuits, upon, over, under, and across the parcel(s) of land hereinafter described and the right of ingress and egress to and over said parcel(s); together with permission to cut and to trim brush and trees, as deemed necessary, to insure the safe and proper operation of said line or lines.

The above referred to parcel of land, situate in the City of Las Vegas, County of Clark, State of Nevada, is that portion of the South Half (S $\frac{1}{2}$) of Section 4, Township 21 South, Range 61 East, M.D.M., Nevada, described as follows:

A strip of land 6.00 feet in width being 3.00 feet on each side of the following described centerline:

Commencing at the point of intersection of the North line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 4 with the West line of the L.A. and S.L. (Union Pacific) railroad right of way (100.00 feet wide); thence South 27°56'15" West along said West line a distance of 675.88 feet to a point; thence North 62°03'45" West a distance of 360.00 feet to a point on the West line of Western Avenue; thence South 27°56'15" West along said West line of Western Avenue, a distance of 200.00 feet to a point; thence North 62°03'45" West a distance of 242.11 feet to a point; thence South 35°34'12" West a distance of 130.00 feet to the POINT OF BEGINNING; thence South 62°03'45" East a distance of 100.00 feet to the point of ending.

WHEN RECORDED MAIL TO
LAND SECTION
NEVADA POWER CO.
BOX 230-LAS VEGAS, NEV.

The Grantor(s) relate(s) the right to fence, to plant, to maintain and in so use said parcel(s) for their own purpose so long as such use is consistent with standard electrical and telephone practices and does not interfere with the rights herein granted.

WITNESS my (our) hand(s) this 31st day of October, 1968

Dominic A. Bianchi
Dominic A. Bianchi

Anthony A. Marnell
Anthony A. Marnell

Lila R. Bianchi
Lila R. Bianchi

Marie I. Marnell
Marie I. Marnell

STATE OF NEVADA }
COUNTY OF CLARK }

On this 31st day of October, 1968

personally appeared before me, a Notary Public in and for said County and State, Dominic A. Bianchi & Marie I. Marnell known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Joyce M. Hartley
Notary Public



Notary Public Station
and/or Seal

FORM 9/68 12

FOR RECORDER'S USE ONLY

INSTR. NO. 734262
OFFICIAL RECORD BOOK NO. 914
RECORDED AT REQUEST OF NEVADA POWER CO.

DEC 29 50 AM '68
CLARK COUNTY, NEVADA
PAUL E. BROWN, RECORDER
PER 342 DEPUTY

Submitted after final agenda

Date 3/1

Item 29
597

INQ. 68-532

BOOK 950

762593

ANTHONY A. MARNELL & MARIE I. RIGHT OF WAY GRANT MARNELL, husband and wife as community property, an undivided one-half interest; and DOMINIC A. BIANCHI & LILA R. BIANCHI, husband and wife as community property, an undivided one-half interest

for One Dollar and other valuable consideration, do hereby grant and convey to NEVADA POWER COMPANY and CENTRAL TELEPHONE COMPANY, jointly and severally, and to their successors and assigns, the perpetual right to construct, to operate, to add to, to maintain, and to finally remove a line or lines consisting of poles, guys, anchors, wires, cables, and other fixtures and apparatus, or any thereof, for the transmission and distribution of electricity, and for telephone and/or other communication circuits, upon, over, under, and across the parcel(s) of land hereinafter described and the right of ingress and egress to and over said parcel(s); together with permission to cut and to trim brush and trees, as deemed necessary, to insure the safe and proper operation of said line or lines.

The above referred to parcel of land, situate in the City of Las Vegas, County of Clark, State of Nevada, is that portion of the South Half (S $\frac{1}{2}$) of Section 4, Township 21 South, Range 61, M.D.M., Nevada, and being the South six (6) feet of the following described parcel:

COMMENCING at the point of intersection of the North line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 4 with the West line of the L.A. and S.L. (Union Pacific) railroad right of way - 100 feet wide; thence South 27°56'15" West along the said West line a distance of 675.88 feet to a point; thence North 62°03'45" West a distance of 360.00 feet to a point on the West line of Western Avenue; thence South 27°56'15" West along said West line of Western Avenue, a distance of 200.00 feet to the TRUE POINT OF BEGINNING; thence North 62°03'45" West a distance of 242.11 feet to a point; thence South 35°34'12" West a distance of 227.01 feet to a point; thence South 62°03'45" East a distance of 272.26 feet to a point; thence North 27°56'15" East a distance of 225.00 feet to the TRUE POINT OF BEGINNING.

Reference Document OR 485:390707

WHEN RECORDED MAIL TO:
LAND SECTION
NEVADA POWER CO.
BOX 230 LAS VEGAS, NEV.

The Grantor(s) retain(s) the right to fence, to plant, to maintain and to so use said parcel(s) for their own purposes so long as such use is consistent with standard electrical and telephone practices and does not interfere with the rights herein granted.

Witness my (our) hand(s) this 25th day of April, 1969

Dominic A. Bianchi
Dominic A. Bianchi

Lila R. Bianchi
Lila R. Bianchi

Anthony A. Marnell
Anthony A. Marnell

Marie I. Marnell
Marie I. Marnell

RW 2249-105
STATE OF NEVADA }
COUNTY OF CLARK }

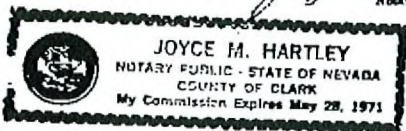
On this 28th day of April, 1969, personally appeared

before me, a Notary Public, D. L. Lila R. Bianchi

& Anthony A. Marnell & Marie I. Marnell

who acknowledged that they executed the above instrument.

Joyce M. Hartley
Notary Public



FORM R/W 11

FOR RECORDER'S USE ONLY

INSTR. NO. 762593
OFFICIAL RECORD BOOK NO. 950
RECORDED AT REQUEST OF

NEVADA POWER CO.

MAY 16 9 50 AM '69

CLARK COUNTY, NEVADA
PAUL E. ROHN, RECORDER
FOR 30 DAYS

Submitted after final agenda

Date

Item 29

627

950804.00892

RIGHT OF ENTRY

I (We) **FRANK E. MARTIN and BONNIE K. MARTIN** as Trustees of the 1981 Martin Family Trust for and in consideration of One Dollar (\$1.00) receipt of which is hereby acknowledged, permission is hereby granted to NEVADA POWER COMPANY and/or their agents and/or contractors to enter in and upon land described as a portion of the Southwest Quarter (SW 1/4) of Section 4, Township 21 South, Range 61 East, M.D.M., Clark County, APN: 162-04-302-001, for the purpose of installing, energizing and maintaining electrical facilities as shown on Nevada Power Company Work Request Number: 54064
 Job Name: **MARTIN-HARRIS**
 ROE #: **126-0951j**

NEVADA POWER COMPANY will pay for damages, if any, sustained to the above described property as a result of the negligence of NEVADA POWER COMPANY and/or their agents and/or contractors related to the above described Work Request.

If a permanent easement is required for work to be completed on (my,our) property, (I, we) will execute your standard form GRANT OF EASEMENT, to describe the area of the work.

WITNESS my (our) hand(s) this 27th day of July, 1995.

Frank Martin, Trustee
 BY: **FRANK MARTIN** TITLE: **TRUSTEE**

Bonnie Martin, Trustee
 BY: **BONNIE MARTIN** TITLE: **TRUSTEE**

STATE OF NEVADA
 COUNTY OF CLARK

On this 27th day of July, 1995.

before me, Julie M. Spencer

a Notary Public in and for said State, personally

appeared Frank & Bonnie Martin

personally known to me to be the person who executed the above instrument, and acknowledged to me that they executed the same for the purposes herein stated.

Julie M. Spencer

Notary Public



JULIE M. SPENCER
 Notary Public - Nevada
 Clark County
 My exp. exp. Mar. 17, 1998

Notary Public Statement and/or Seal

NOTES: rev. 3/24/94

Recorders Stamp

CLARK COUNTY, NEVADA	
JUDITH A. VANDEVER, RECORDER	
RECORDED AT REQUEST OF:	
NEVADA POWER COMPANY	
88-04-95	11:05 PM
BOOK: 950804	INST: 00892
FEE	7.00 RPTT: .00

WHEN RECORDED MAIL TO
 LAND SECTION
 NEVADA POWER COMPANY
 P.O. BOX 230
 LAS VEGAS, NV 89151

Submitted after final agenda

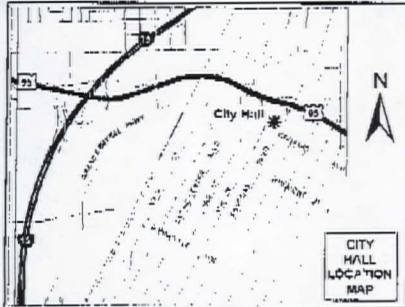
Date

Item 30

797

City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

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 Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.



I SUPPORT
this Request



I OPPOSE
this Request

SDR-25482

We have landscaping!

92614+6474 C072

|||||



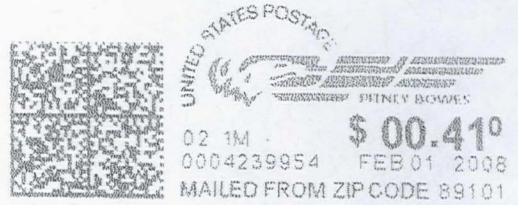
16204604001
 D & L DEVELOPMENT
 17910 SKY PARK CIR #200
 IRVINE CA 92614-6474

Case: SDR-25482

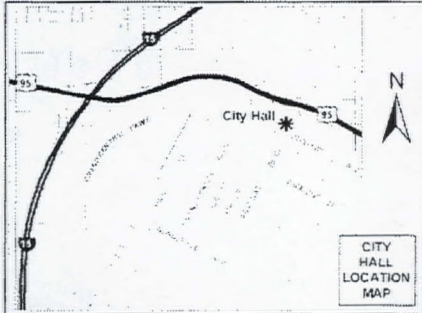
P

46

City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986



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 Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.



I SUPPORT
 this Request



I OPPOSE
 this Request

SDR-25482

16204704004
 TIBERTI COMPANY
 P O BOX 15250
 LAS VEGAS NV 89114-5250

Case: SDR-25482

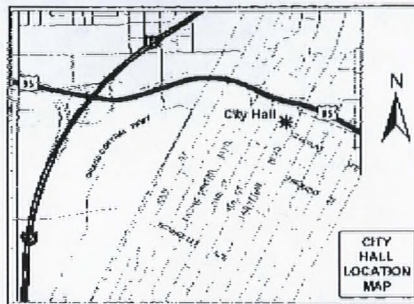
89114+5250 8011



46

City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

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 Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.



I SUPPORT
this Request



I OPPOSE
this Request

SDR-25482



UNITED STATES POSTAGE
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 FEB 01 2008
 MAILED FROM ZIP CODE 89101

Case: SDR-25482
 16204301014
 GUTIERREZ SHAWN & MELINDA
 2655 WESTERN AVE
 LAS VEGAS NV 89109-1111

89109+1111 0001



Feb. 4, 2008 10:39AM

PUEBLO ELECTRICAL SERVICES INC

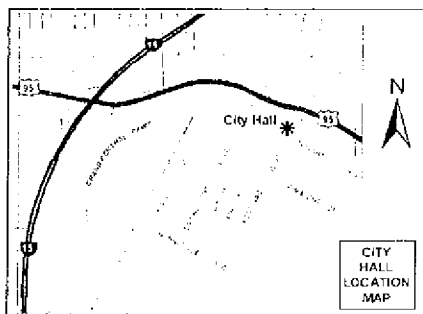
No. 6054 P. 2/2

A
1/6

City of Las Vegas
 Planning & Development Department
 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986



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 Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.



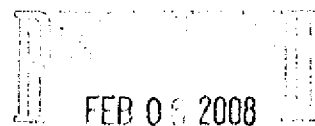
I SUPPORT
this Request



I OPPOSE
this Request

SDR-25482

89102+4443 0038



16204312035 Case: SDR-25482
 HOGAN ROBERT E & DOLORES F
 1908 BIRCH ST
 LAS VEGAS NV 89102-4443

Submitted after final agenda

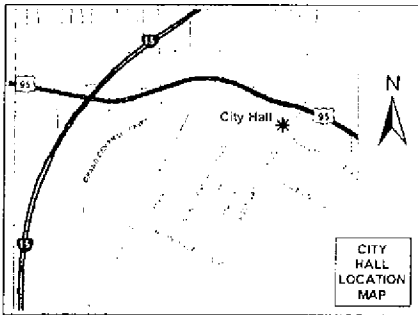
Date

2/14/08
 PC Item 46

P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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 Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.

☐

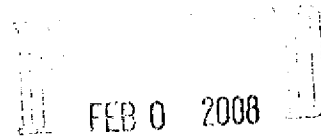
I SUPPORT
this Request

☒

I OPPOSE
this Request

SDR-25482

89102+4442 0025



Case: SDR-25482
16204311015
WADLEY NORMA C LIVING TRUST
1913 LOCH LOMOND WY
LAS VEGAS NV 89102-4442

Submitted after final agenda

Date

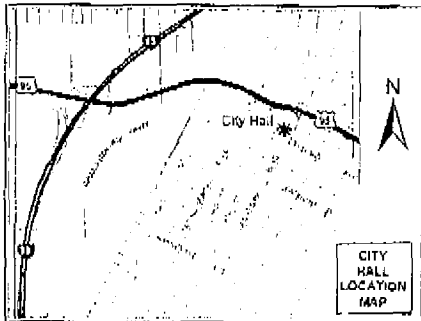
2/4/08
PC Item 46



P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Official Notice of Public Hearing



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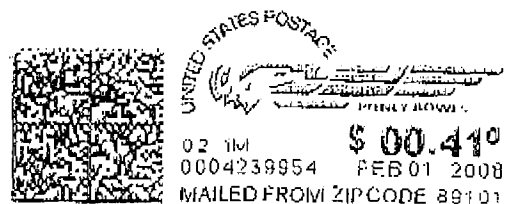
I SUPPORT
this Request



I OPPOSE
this Request

SDR-25482

89117+1153 C015



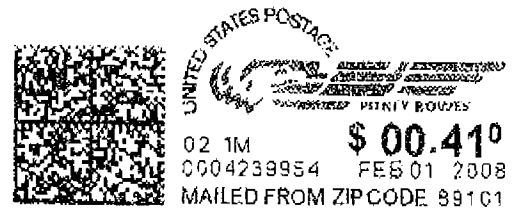
Case SDR-25482
16204302009
FISCHER INVESTMENTS L L C
1529 LUCANO LN
LAS VEGAS NV 89117-1153

Submitted after final agency

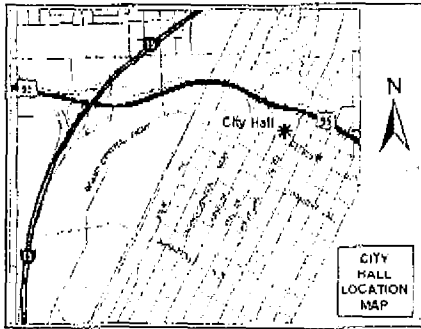
Date 2/1/03 PC Item 46



City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986



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 Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268.



I SUPPORT
this Request



I OPPOSE
this Request

SDR-25482

16204311034 Case: SDR-25482
BUTTERFIELD STELLA
1701 LOCH LOMOND WY
LAS VEGAS NV 89102-4438

Submitted after final agenda

Date 2/14/08 PC Item 46

891024438 0025



A