



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-39219** APN: 139-3111-0002

Name of Property Owner: Afton Meadows, LLC

Name of Applicant: Opportunity Village ARC

Name of Representative: ~~Steve~~ Bill Risley

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: _____

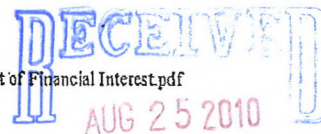
Signature of Property Owner: 

Print Name: Steve Boss, Managing Member

Subscribed and sworn before me

This _____ day of _____, 20____

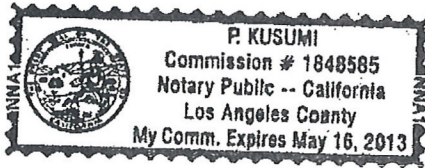
Notary Public in and for said County and State



State of California)

County of Los Angeles)

Subscribed and sworn to (or affirmed) before me on this 23rd day of August, 2010,
by Steve Boss, proved to me on the basis of satisfactory evidence to be the person(s) who
appeared before me.



Signature P. Kusumi

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AUG 25 2010



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: OPPORTUNITY VILLAGE THRIFTSTORE
Project Address (Location) 4600 MEADOWS LANE, LAS VEGAS NV, 89107
Project Name OPPORTUNITY VILLAGE THRIFTSTORE Proposed Use COMMERCIAL
Assessor's Parcel #(s) 139-31-110-002 Ward # _____
General Plan: existing X proposed _____ Zoning: existing X proposed _____
Commercial Square Footage 25,062 SF Floor Area Ratio _____
Gross Acres 2.008 Lots/Units 5 Density _____
Additional Information _____

PROPERTY OWNER AFTON MEADOWS LLC Contact STEVE BOSS
Address 2600 MISSION STREET Phone: _____ Fax: _____
City SAN MARINO State CA Zip 91108
E-mail Address _____

APPLICANT OPPORTUNITY VILLAGE Contact BILL RISLEY
Address 6050 SOUTH BUFFALO Phone: (702) 880-4078 Fax: (702) 266-0652
City LAS VEGAS State NV Zip 89113
E-mail Address risleyb@opportunityvillage.org

REPRESENTATIVE OPPORTUNITY VILLAGE Contact BILL RISLEY
Address 6050 SOUTH BUFFALO Phone: (702) 880-4078 Fax: (702) 266-0652
City LAS VEGAS State NV Zip 89113
E-mail Address risleyb@opportunityvillage.org

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 STEVE BOSS

Subscribed and sworn before me

This _____ day of _____, 20 _____

Notary Public in and for said County and State

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>SUP - 39325</u> ²¹⁹
Meeting Date:	<u>9-23-10</u>
Total Fee:	<u>1,030</u>
Date Received:*	<u>8/25/10</u>
Received By:	<u>[Signature]</u>

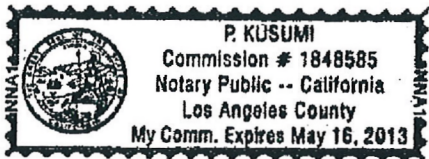
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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

State of California)

County of Los Angeles)

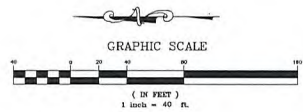
Subscribed and sworn to (or affirmed) before me on this 25th day of August, 2010,
by Steve Boss, proved to me on the basis of satisfactory evidence to be the person(s) who
appeared before me.



Signature

P. Kusumi

RECEIVED
AUG 25 2010



1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE OF ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.



I, Gordon H. Anderson, a registered land surveyor, License No. 12085, in and for the State of Nevada and legally doing business in Nevada, does hereby certify to:

LDR-DMO Meadow & Decatur, L.L.C., an Arizona limited liability company, LandAmerica Lawyers Title of Nevada, Inc., Lawyer Title of Arizona, Inc., an Arizona corporation and their respective successors and assigns.

that I have made a careful survey of a tract of land described hereon.

(1) The accompanying survey ("Survey") was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; there are not visible encroachments on the subject property or upon adjacent land abutting said property except as shown herein and was made in accordance with laws and/or Minimum Standards of the State of Nevada;

(2) The property described hereon is the same as the property described in Lawyers Title of Nevada, Inc. Commitment No. 00300040 with an effective date of February 16, 2000, their all assessments, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property;

(3) Said described property is located within an area having a Zone Designation C by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 32003C 2188D, with a date of identification of for Community No. 32003C, in Las Vegas, State of Nevada, which is the current Flood Insurance Rate Map for the community in which said premises is situated;

(4) The subject property has direct access to Decatur Boulevard and Meadows Lane, all of which are duly dedicated and accepted public streets or highways.

(5) The total number of striped parking spaces on the subject property is 111, including 2 designated handicap spaces.

This is to certify that this map or plat and the survey on which it is based were made in accordance with laws regulating surveying in the State of Nevada, and with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", initially established and adopted by ALTA and NSPS in 2005 and includes items 2, 3, 4, 6, 7(e)(2)(7), (c), 8, 9,

10, 11(a), and 16 in Table A contained therein. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Nevada, the Relative Positional Accuracy of this survey does not exceed that which is specified herein.

Registration No. _____

	<u> </u>

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

PARCEL 1:
Lot five (5) of SUTTER HILL SUBDIVISION as shown by map

thereof on file in Book 23 of Plats, page 18 in the Office of the County Recorder of Clark County, Nevada.

PARCEL II:
A non-exclusive easement for ingress, egress and parking as set forth in the document entitled "Reciprocal Grant of Easements"

and Declaration Establishing Restrictions and Covenants" recorded October 30, 1978 in Book 963 of Official Records, as Document No. 922424.

LAND AMERICA, LAWYERS TITLE OF NEVADA
 800-635-5111, 255-690-10, 2nd Floor, Suite 200

② Matters contained in the dedication statement or elsewhere on the
 front or parcel map shown below:

Tract/Parcel Map: Book 18 of Plats, page 56
Reference is made to said map for full particulars.
LOCATION IS PLOTTED HEREON

Tract/Parcel Map: Book 23 of Plats, Page 18
Reference is made to said map for full particulars.

And as amended by that certain Certificate of Amendment
Recorded: January 29, 1979
Book 1002 Doc/Inst. No. 961433 of Official Records

(14) The terms, covenants and provisions of that certain Reciprocal Grant of Easements and Declaration Establishing Restrictions and Covenants recorded October 30, 1978 in Book 963 Doc/Inst. No. 922424 of Official Records.

The right to levy certain charges or assessments against said land which shall become a lien if not paid, as herein set forth therein.

Conferred upon: Mervyn as Maintenance Director
Modification (s) of said covenants, conditions and restrictions
Recorded August 1, 1980
Book 1261 Doc. 2nd No. 1220242 of Official Records

The terms, covenants and provisions of that certain Assignment and Assumption Agreement recorded January 2, 1981 in Book 1335 Doc/Inst.

The terms, covenants and provisions of that certain Assignment and

Assumption Agreement recorded January 14, 1983 in Book 1674 Doc/Inst. No. 1633609 of Official Records, and the effect of any failure to comply with same.

Modification (s) of said covenants, conditions and restrictions
Recorded September 8, 1983 Book 1801 Doc/Inst. No. 1760094 of
Official Records

AFFECTS SUBJECT PROPERTY AS A BLANKET INGRESS/EGRESS
AND UTILITY EASEMENT OVER AND ACROSS COMMON AREAS ON
ALL LOTS OF SUTTER HILL SUBDIVISION AND MEADOWS SUBDIVISION

17 An easement for the purpose shown below and rights incidental thereto
as set forth in a document Granted to: Las Vegas Valley
Water District

Pipelines
Recorded April 3, 1979
Book 1033 Doc/Inst No. 992986 of Official Records
LOCATION IS PLOTTED HEREON

2. An easement for the purpose shown below and rights incidental thereto as set forth in a document granted to Nevada Power Company and Central Telephone Company

Recorded: August 23, 1979
Book 1106 Doc/Inst. No. 1065887 of Official Records
EXACT LOCATION IS UNKNOWN AFFECTS SUBJECT PARCEL

AUG 25 2010

DATE: 6-07-2008 SHEET 1 OF 1

CUID 20210

SUP-39219



④	NEW STUCCO - 1/8" SAND FINISH. COLOR AND PAINT PER OWNER.
④	NEW STOREFRONT SYSTEM. PROVIDE STOREFRONT SYSTEM TO FIT BETWEEN EXISTING WALLS. BRUSHED ALUMINUM FINISH. GLAZING PER EDC GLAZIERS.
④	PART STANDING BEAM ROOF. REPAIR ALL SURFACE IRREGULARITIES AND REPAIR ALL LEAKS. EXTERIOR GROUND PER OWNER.
④	REPAIR STUCCO ON MARSHED AS NECESSARY AND REPAIR ALL DRY-ROTTED FRAMING MEMBERS. PROVIDE SMOOTH TRANSITION BETWEEN EXISTING AND NEW FINISHES.
④	EXISTING STEEL TUBE COLUMN TO REMAIN. PAINT AND REPAIR AS NECESSARY TO PROVIDE SMOOTH AND EARLY PAINTE-FINISH.
④	NEW JOIST LUGS @ 8" ON HORN. 2" x 4" x 10" JOISTS. JOISTS TO MATCH 8" ON HORN @ 8" BY 8". PROVIDE SMOOTH FINISH.
④	SHOWN BY OTHERS. NOT A PART OF THIS PROJECT. SHOWN FOR REFERENCE ONLY.
④	EXISTING ADJACENT RETAIL STORES. SHOWN FOR REFERENCE ONLY.
④	NEWWALL AT 2ND FLOOR. 2X STUD WALL FRAMING. 1/2" EXTERIOR STUCCO OVER 2 LAYERS 18" FELT OVERLAP. PROVIDE SMOOTH FINISH TO MATCH EXISTING.
④	NEW ROOF ACCESS LADDER. SEE ROOF ACCESS DETAILS.
④	CONTRACTOR TO REPAIR DOWNPOUT AT THIS LOCATION TO DIVERT DRAINAGE AROUND EXISTING EXT DOOR BELOW.
④	EXISTING GAS METER TO REMAIN, NO CHANGES TO GAS METER PROPOSED.
④	EXISTING GUTTER DOWNPOUT TO REMAIN. PROVIDE AS NECESSARY.
④	NEW 2" x 4" x 7" EXTERIOR GROUND STEEL DOOR. PAINT LOOKING HARDWARE. PAINT FINISH.

PROJECT:
Commercial Retail
Tenant Improvement
4600 Meadows LN
Las Vegas, NV 89107

[illegible]

CLIENT:
Steve Boss
Afton Properties
2600 Mission Street, Suite 100
San Marino, CA 91108

PHONE: (626) 799-3319
FAX: (626) 799-3277

FRONT
ELEVATION

Project:	0027	Drawing Number
Date:		A3.1
Drawn by:	NMO	
Checked by:	JPH	

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Journal Pre-proof



- ① STENOPEIC SYSTEM. BRUSHED ALUMINUM FRAME GLAZING TO BE PROVIDED AS INDICATED IN BCC CALCULATIONS.
- ② GRIND ALL SURFACE IRREGULARITIES AS NECESSARY AND REMOVE ALL EXISTING FLOORING.
- ③ REMOVE EXISTING DOORS AT THIS LOCATION AND PROVIDE WOOD STU PLING FOR (N) 2'-0" ACCESS DOOR FOR FUTURE TENANT REQUIREMENTS.
- ④ FOR RESTROOM DETAILS, INCLUDING DIMENSIONS AND ACCESSIBILITY, SEE DETAILS AND ENLARGMENT ON SHEET A-1.
- ⑤ REPAIR FURNING ALONG THIS WALL, AS NECESSARY TO PROVIDE A SMOOTH, PAINTABLE SURFACE.
- ⑥ EXISTING COULINA TO REMAIN. PROVIDE REPAIRS TO COULINA FINISH AS NECESSARY TO PROVIDE A SMOOTH, PAINTABLE SURFACE.
- ⑦ PRIMER EXISTING WALLS AND REMOVE ALL SURFACE IRREGULARITIES TO PREPARE FOR PAINT.
- ⑧ LOCATION OF NEW ELECTRICAL WIRE/SHEATH, SEE ALSO ELECTRICAL PLANS. PROVIDE CLEARANCES AS REQUIRED ABOVE ELECTRICAL EQUIPMENT.
- ⑨ CEILING: CONFORMING ACCESSIBLE RAMP TO HANG CONTRACTOR TO PROVIDE STRIPPING ON HANG AS NECESSARY TO ELIMINATE AREA FROM PAVING AREA AT REAR OF BUILDING.
- ⑩ EXISTING LOADING AREA. PROVIDE CONCRETE STRIPPING ON EDGE OF CURB, REPAIR CRACKS/SPLALLS AS NECESSARY.
- ⑪ CEILING TRANSFORMER TO REMAIN. SEE ELECTRICAL PLANS FOR DETAILS.
- ⑫ FIRE RISER ACCESS. PROVIDE PATTERNTON WALL AND 3'-0" DOOR AS INDICATED TO PROVIDE ACCESS ROOM FOR FIRE RISER EQUIPMENT. DOOR TO BE UNLATCHED BY 2-BLOCK LATCHES INDICATING THE USAGE OF AREA.
- ⑬ TRASH ROOM. PRIME ALL WALLS AND REPAIR ALL SURFACE IRREGULARITIES TO PREPARE ROOM FOR FUTURE VENDING.
- ⑭ EXISTING EXIST DOOR TO REPAIR. REPAIR PAVING HARDWARE AS NECESSARY.
- ⑮ NEW DOUBLE DOORS AS A PART OF NEW STENOPEIC SYSTEM. 2'-0" X 2'-0" STENOPEIC DOORS.

[illegible]

Project:	0027	Drawing Number
Date:		A2.1
Drawn by:	-	
Checked by:	JM	

JOHN HAMILTON ARCHITECT
12245 VENICE BOULEVARD TELEPHONE 310-388-1500
SUITE NO. TWENTY-FIVE FACSIMILE 310-388-8600
LOS ANGELES, CA 90066 HAMILTONARCHITECTS.NET

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