



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: _____

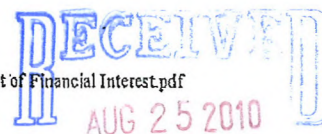
Signature of Property Owner: 

Print Name: Steve Boss, Managing Member

Subscribed and sworn before me

This _____ day of _____, 20____

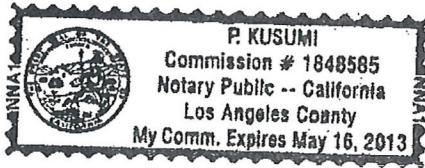
Notary Public in and for said County and State



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

RECEIVED
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>

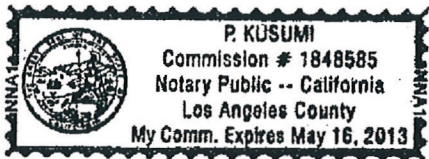
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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

State of California)

County of Los Angeles)

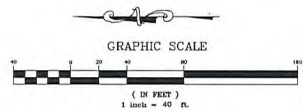
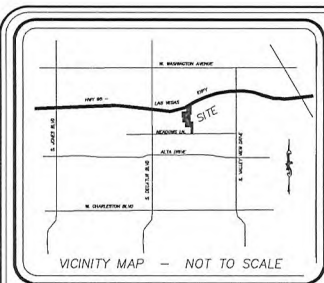
Subscribed and sworn to (or affirmed) before me on this 25th day of August, 2010,
by Steve Boss, proved to me on the basis of satisfactory evidence to be the person(s) who
appeared before me.



Signature

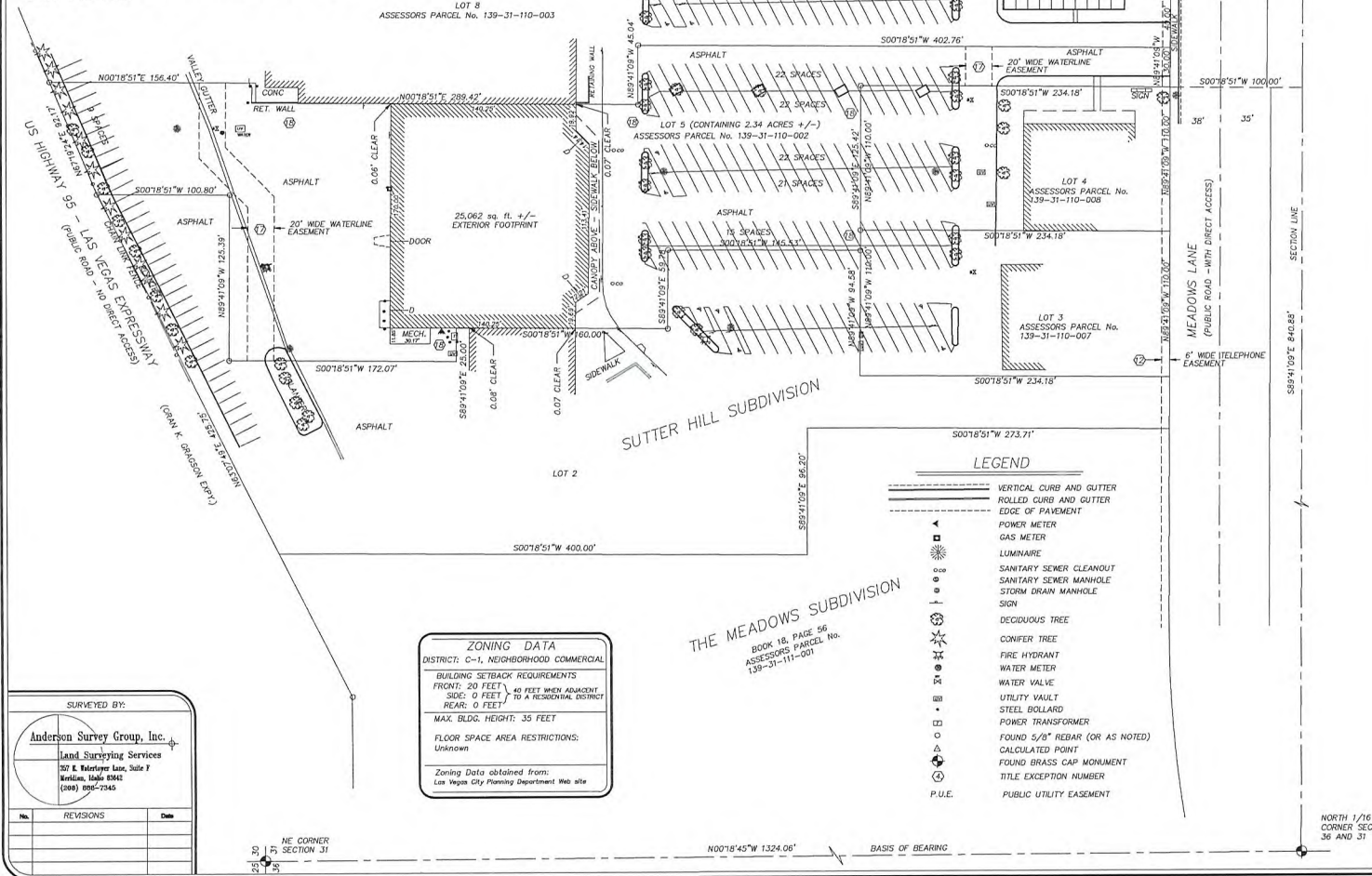
P. Kusumi

RECEIVED
AUG 25 2010



UTILITY STATEMENT

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.



ZONING DATA		
DISTRICT: C-1, NEIGHBORHOOD COMMERCIAL		
BUILDING SETBACK REQUIREMENTS		
FRONT: 20 FEET	40 FEET WHEN ADJACENT	
SIDE: 0 FEET TO A RESIDENTIAL DISTRICT		
REAR: 0 FEET		
MAX. BLDG. HEIGHT: 35 FEET		
FLOOR SPACE AREA RESTRICTIONS:		
Unknown		
Zoning Data obtained from:		
Las Vegas City Planning Department Web site		

SURVEYED BY:		
Anderson Survey Group, Inc.		
Land Surveying Services		
107 E. Rauterberg Lane, Suite 7		
Mesa, Utah 83041		
(808) 895-7245		
No.	REVISIONS	Date

SURVEY CERTIFICATION

I, Graham A. Anderson, a registered land surveyor, License No. 2008, in and for the State of Nevada and legally doing business in Nevada, do hereby certify to:

LARRY D. Anderson & Company, L.L.C., an Arizona limited liability company, LandAmerica
Lawyers Title of Nevada, Inc., a Nevada corporation and its respective successors and assigns

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

(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 no visible encroachments on the subject property or upon adjacent land and the property is not subject to any other claim or interest in the subject property.

(2) The property described herein is the same as the property described in the Nevada Title of Nevada, Inc. Certificate No. 20080001 with an effective date of February 15, 2008, that all easements, covenants and restrictions referred to in said certificate or apparent from a physical inspection of the site or otherwise known to me have been plotted herein 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. 22000C-2188C, with a date of identification of Air Community No. 22000C, in Las Vegas, Clark County, 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 extended public streets or highways.

(5) The total number of subject parking spaces on the subject property is 111, including 2 designated handicapped spaces. The parties listed above are entitled to rely on the survey and this certificate as being accurate.

This is to certify that this map or plat and the survey on which it is based were made in accordance with laws regulating surveys in the State of Nevada, and that the Surveyor is duly qualified and licensed to practice as a Land Surveyor in the State of Nevada, and that the Surveyor is duly qualified and licensed to practice as a Land Surveyor in the State of Nevada, and that the Surveyor is duly qualified and licensed to practice as a Land Surveyor in the State of Nevada.

Registration No. _____

LEGAL DESCRIPTION

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

PARCEL 2:
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
COMMITMENT No. 0850040 Dated February 16, 2006

(2) Matters contained in the dedication statement or elsewhere on the tract 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 HEREIN

(3) Matters contained in the dedication statement or elsewhere on the tract or parcel map shown below:
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 26, 1979
Book 1002 Doc/Inst. No. 951433 of Official Records

NO EASEMENTS ARE NOTED ON THE PLAT

(4) 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 of Official Records, as Document No. 922424 of Official Records, and the effect of any failure to comply with same.

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: Meryn's as Maintenance Director
Modification (2) of said covenants, conditions and restrictions
Recorded: August 1, 1985
Book 1261 Doc/Inst. No. 1220242 of Official Records

The terms, covenants and provisions of that certain Assignment and Assumption Agreement recorded January 14, 1983 in Book 1235 Doc/Inst. No. 1294982 of Official Records, and the effect of any failure to comply with same.

The terms, covenants and provisions of that certain Assignment and Assumption Agreement recorded January 14, 1983 in Book 1235 Doc/Inst. No. 1294982 of Official Records, and the effect of any failure to comply with same.

Modification (2) 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

(7) An easement for the purpose shown below and rights incidental thereto is set forth in a document
Granted to: Las Vegas Valley Water District
Recorded: August 23, 1979
Book 1106 Doc/Inst. No. 1068887 of Official Records

(8) An easement for the purpose shown below and rights incidental thereto is set forth in a document
Granted to: Nevada Power Company and Central Telephone Company
Recorded: August 23, 1979
Book 1106 Doc/Inst. No. 1068887 of Official Records

(9) LOCATION IS UNKNOWN. AFFECTS SUBJECT PARCEL

PLAT LOCATION IS UNKNOWN. AFFECTS SUBJECT PARCEL

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PLAT LOCATION IS UNKNOWN. AFFECTS SUBJECT PARCEL



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 OLD 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 MIL FIBERGLASS. PROVIDE SMOOTH FINISH.
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 10" 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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1. FINISH STONEWORK SYSTEM. BRUSHED ALUMINUM FINISH. GLAZING TO BE PROVIDED AS INDICATED IN ECG CALCULATIONS.
2. GRIND ALL SURFACE IRREGULARITIES AS NECESSARY AND REMOVE ALL EXISTING FLOORING.
3. REMOVE EXISTING DOORS AT THIS LOCATION AND PROVIDE 500 STD. IN/OUT FOR IN/OUT ACCESS DOOR FOR FUTURE TENANT REQUIREMENTS.
4. FOR RESTROOM DETAILS, INCLUDING DIMENSIONS AND ACCESSIBILITY, SEE DETAILS AND ENLARGEMENT ON NEXT SHEET.
5. REPAIR FLOORING ALONG THIS WALL AS NECESSARY TO PROVIDE A SMOOTH, PAINTABLE, SURFACE.
6. EXISTING COULINA TO REMAIN. PROVIDE REPAIR TO COULINA FINISH AS NECESSARY TO PROVIDE A SMOOTH, PAINTABLE SURFACE.
7. PRIME EXISTING COULINAS AND REMOVE ALL SURFACE IRREGULARITIES TO PREPARE FOR PAINT.
8. LOCATION OF NEW ELECTRICAL WITHDRAWER. SEE ALSO ELECTRICAL PLANS. PROVIDE CLEARANCES AS REQUIRED AROUND ELECTRICAL EQUIPMENT.
9. EXISTING CONFORMING ACCESSIBLE RAMP TO REPAIR. CONTRACTOR TO PROVIDE STEPING ON RAMP AS NECESSARY TO DELINEATE AREA FROM PARKING AREA AT REAR OF BUILDING.
10. EXISTING LOADING AREA. PROVIDE CONTRASTING FINISH ON EEDGE OF DOOR. REPAIR CHIPS / SPALLING AS NECESSARY.
11. EXISTING TRANSFORMER TO REMAIN. SEE ELECTRICAL PLANS FOR DETAILS.
12. FIRE RISER EQUIPMENT. PROVIDE PARTITION WALLS AND 3'-0" DOORS AS INDICATED TO PROVIDE ACCESS ROOM FOR FIRE RISER EQUIPMENT. DOOR TO BE LABELED IN 2'-0" BLOCK LETTERS REGARDING THE USAGE OF ACCESS ROOM.
13. TRASH ROOM. PRIME ALL WALLS AND REPAIR ALL SURFACE IRREGULARITIES TO PREPARE ROOM FOR FUTURE TENANT.
14. EXISTING EXIT DOOR TO REMAIN. REPAIR FINISH HARDWARE AS NECESSARY.
15. NEW DOUBLE DOORS AS A PART OF NEW STONEWORK SYSTEM. 3'-0" X 7'-0" STONEWORK DOORS.

Project:	0327	Drawing Number	A2.1
Date:			
Drawn by:	-		
Checked by:	JSH		

JOHN HAMILTON ARCHITECT
12245 VENICE BOULEVARD TELEPHONE 310-388-1500
SUITE NO. TWENTY-FIVE FACSIMILE 310-388-8000
LOS ANGELES, CA 90066 HAMILTONARCHITECTS.NET

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AUG 25 2010

~~SUP-39219~~